

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 11A VILLAGE STYLE RESIDENTIAL

ERVEN: 3308 –3336; 3338 –3419; 3431 - 3451

1.1 Building line restrictions

1.1.1 Street Boundaries

- 1.5m from street boundary for both house and garage provided that two parking opportunities (including garage) are available on site.

1.1.2 Rear Boundaries

- 1.5m from rear boundary for house;
- nil from rear boundary for garage;

1.1.3 Lateral Building Lines

- nil for both parapet gable end and parapet side walls for house and garage, otherwise 1m in all instances.

1.2 Building requirements

- All outer walls to be plastered with plaster bands around windows;
- Plastered walls to be painted with colours chosen from the following list of standard colours taken from the Plascon range or matching colours from another range.

<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 • D14-4 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

- No face brick construction to be allowed;
- Boundary walls on street boundary to be plastered and painted white Or same colour as house walls;
- No pre-cast fencing on street boundary, or garage units constructed from pre-cast materials, will be allowed;
- Wooden boundary fences which are visible from the street not permitted;
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- Construction of double-storey units is allowed;
- 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 gable end and hip end or other roofs on the same dwelling;
- Consistent use of roofing materials on combined house and garage unit except where garage has a flat roof;
- No flat roof material to be visible from street level for garages constructed with flat or low inclined roof pitches.
- Appropriate roof materials for bay windows are acceptable.
- Two parking opportunities provided on site.
- Parking bays to be positioned parallel to each other.