

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 11C TERRACE STYLE (20m PLOT DEPTH)

For erven: 3743-3749

Concept, Building line restrictions and building requirements

1) Concept

Terrace Style properties along Coatbridge Crescent to enable the development of Terrace Style Units in semi-detached pairs or attached development of three units. Each pair or attached row to have a common architectural theme. The attached arrangement of these smaller units to limit the image of fragmented development.

2) Building line restrictions

Street Boundary

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

Rear Boundary

- 5m for both unit and garage

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.
- Parking bays to be positioned parallel to each other i.e. tandem parking will not constitute two bays.

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 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 	<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