

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 11A COTTAGE RESIDENTIAL

ERVEN: 3420 – 3430; 3453 - 3460

Building line restrictions and building requirements

1. Concept

The aim is to create parcels of dwelling units numbering typically 2,3 and 4 units per parcel, these on adjacent properties. This type of development would typically straddle a road. The dwelling and/or the garages are to be attached thus limiting the image of fragmented development. The developer is encouraged to contain varying setbacks for the units or garages on the properties within or between the parcels.

2. Building line restrictions

Street Boundary

- Minimum 1.5m from street boundary for both unit and garage.

Rear Boundary

- Minimum 1.5m from rear boundary for unit
- nil from rear boundary for garage

Lateral Boundaries for the unit

- At least one lateral building line should be a nil lateral building line.
- Where the property has Cottage Styled Single Residential properties on both lateral boundaries, both lateral building lines may be nil.
- Where the property has a residential use type other than Cottage, the building line from that boundary shall be 1m.

Lateral building lines for the garage

- Nil from lateral boundaries for garage.

3. Building requirements

Design, height and roofing

- Units to be semi-detached where parcels comprise of 2 adjacent properties and can a combination of semi detached and attached (row) where parcels comprise of 3 or 4 adjacent properties.
- No single freestanding unit may be developed.
- More than one architectural theme may be implemented along the street length, but the units within a parcel must have a common architectural theme.
- Double storey units are allowed - the ground floor comprises the first 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 units within a parcel but parapets may be used as roof division between the units.
- Consistent use of roofing materials and colour to be used on units in a parcel 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.
- Roofs and gutters may not project over boundaries.

Garage and parking

- Two parking opportunities (including garage) to be positioned on each property.
- Parking bays to be positioned parallel to each other.

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.
- Garages constructed from pre-cast materials are not permitted.

Walling and Fencing

- Where palisade inserts are used, it should be part of a harmonious design for the entire block of 2, 3 or 4 units.
- Palisade fencing with brick piers to a maximum height of 2m.
- No solid walling exceeding 5.0m in length will be permitted parallel to the street edge. Palisade inserts, flower boxes and architectural design to be introduced.
- Where palisade inserts are introduced, the palisade portion must be limited to the top 40% of the wall.
- 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

- The units within the parcel must have the same wall and colour 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