

PARKLANDS PHASE 4 G – BUILDING REGULATIONS

- 1.0 Building Regulations for High Density Single Residential Erven in Fairwood Road and Close, Parklands (Village Homes) erven 316 – 369
- 1.1 Building line restrictions
- 1.1.1 **Street Boundaries**
- 3m from street boundary for house;
 - 4.5m from street boundary to garage;
- 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 parapet gable end 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 SABS specification for National Colour Standard for Paint
 - Ø White
 - Ø Biscuit
 - Ø B64 Ivory
 - Ø C78 Linen
 - Ø C68 White Sand
 - Ø C66 Cream
 - Ø C57 Light Beige
 - Ø C55 Light Straw
 - No face brick construction to be allowed;
 - Boundary walls on street boundary to be plastered and painted white or same colour as house walls;
 - Neither pre-cast fencing on street boundary nor garage units constructed from pre-cast materials will be allowed;
 - 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 is acceptable.
- 2.0 Building line restrictions for High Density Single Residential Erven in Glenwood Close, Parklands (Village Homes) Erven 376 – 387
- 2.1 Building line restrictions
- 2.1.1 **Street Boundaries**
- 3m from street boundary for house;
 - 4.5m from street boundary to garage;
- 2.1.2 **Rear Boundaries**
- 1.5m from rear boundary for house;
 - nil from rear boundary for garage;
- 2.1.3 **Lateral Building Lines**
- nil for parapet gable end for house and garage, otherwise 1m in all instances.
- 2.2 **Building Requirements**
- House colour to be white;
 - Roof type to be Coverland Renown profile (or equal), colour to be Slate Grey;
 - Parapet end walls on common boundaries:
 - Any protrusion from main dwelling to be Roofed and to end with a parapet gable wall:
 - Style to be contemporary, modern.

Parklands Phase 4 G - Building Regulations

Fairwood

1.0 Building Regulations for High Density Single Residential Erven in Fairwood Road and Close, Parklands (Village Homes) erven 316-369

1.1 Building line restrictions

1.1.1 Street Boundaries

- 3m from street boundary for house;
- 4.5m from street boundary to garage;

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 parapet gable end 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 SABS specification for National Colour Standard for Paint

- > White
- > B64 Ivory
- > C78 Linen
- > C68 White Sand
- > C66 Cream
- > C57 Light Beige
- > C55 Light Straw

- No face brick construction to be allowed;
- Boundary walls on street boundary to be plastered and painted white or same colour as house walls;
- Neither pre-cast fencing on street boundary nor garage units constructed from pre-cast materials, will be allowed;
- 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 is acceptable

2.0 Building line restrictions for High Density Single Residential Erven in Glenwood Close, Parklands (Village Homes) erven 376-387

Glenwood

2.1 Building line restrictions

2.1.1 Street Boundaries

- 3m from street boundary for house;
- 4.5m from street boundary to garage;

2.1.2 Rear Boundaries

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

2.1.3 Lateral Building Lines

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

2.2 Building Requirements

- House colour to be White;
- Roof type to be Coverland Renown profile (or equal), colour to be Slate Grey;
- Parapet end walls on common boundaries;
- Any protrusion from main dwelling to be roofed and to end with a parapet gable wall;
- Style to be contemporary, modern.

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