

**PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 10C COTTAGE RESIDENTIAL ERVEN 2950-2955; 2965 - 2970**

**COTTAGE STYLE RESIDENTIAL UNITS**

**1.1 Building line restrictions**

**1.1.1 Street Boundaries**

- 1.5m from street boundary for both house and garage provided that one parking opportunity (including garage) is available on site.

Blocks are encouraged to have varying street setbacks

**1.1.2 Rear Boundaries**

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

**1.1.3 Lateral Building Lines**

- At least one lateral building line should be nil with parapet gable end and parapet side walls for house and garage.

**1.2 Building requirements**

- Blocks to be built in units of 2, 3, or 4 with a common architectural theme throughout the block. Blocks may not exceed 4 units in length.
- Outer walls to be plastered. Bagged brickwork finish permitted only if standard brick modules of 220/230mm are used. Where bagged finish is used, all doors & windows to have plaster bands.
- 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"> <li>• <b>White</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>B14 series</b></li> <li>• B14-2 Fresh Cream</li> <li>• B14-3 Crème Caramel</li> <li>• B14-4 Peanut Cream</li> <li>• B14-5 Dijon</li> </ul>	<ul style="list-style-type: none"> <li>• <b>C 13 series</b></li> <li>• C13-1 Water Cracker</li> <li>• C13-2 Arrow Root</li> <li>• C13-3 Biscuit</li> <li>• C13-4 Light Toast</li> <li>• C13-5 Cookie</li> </ul>
<ul style="list-style-type: none"> <li>• <b>C 15 series</b></li> <li>• C15-3 French Fry</li> <li>• C15-4 Frites</li> </ul>	<ul style="list-style-type: none"> <li>• <b>C 16 series</b></li> <li>• C16-2 Capellini</li> <li>• C16-3 Cream of Potato</li> <li>• C16- 4 Gold</li> </ul>	<ul style="list-style-type: none"> <li>• <b>D15 series</b></li> <li>• D15-1 Falafel</li> <li>• D15-2 Gallery</li> <li>• D15-3 Cream of Mushroom</li> <li>• D15-4 Sasquatch</li> </ul>
<ul style="list-style-type: none"> <li>• <b>D 14 series</b></li> <li>• D14-1 Alpaca</li> <li>• D14-2 Bleached Sand</li> <li>• D14-3 Golden Pop</li> <li>• D14-4 Camel Hair</li> </ul>	<ul style="list-style-type: none"> <li>• <b>E 15 series</b></li> <li>• E15-1 Dockside</li> <li>• E15-2 Landing</li> <li>• E15-3 Dundas</li> </ul>	<ul style="list-style-type: none"> <li>• <b>E18 series</b></li> <li>• E18-1 Seurat</li> <li>• E18-2 Steen</li> <li>• E18-3 Picasso</li> </ul>

- No face brick construction to be allowed;
- No solid brickwork walls other than screening of kitchen yard on street boundary permitted. Palisade fencing with brick piers to a maximum height of 1.8m to be permitted.
- No pre-cast fencing on street boundary, or garage units constructed from pre-cast materials, will be allowed;
- Where lateral walls are built on street frontage of the dwelling, brickwork to be used;
- Vibracrete as a minimum standard to be used for backyard boundary walls;
- Wooden boundary fences which are visible from the street 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, but mixing permitted in block of dwellings.
- 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.
- One parking bay provided on – site with an additional parking opportunity per unit, either on – site or in the road reserve. This condition subject to submission of a layout plan for every Cottage Style development indicating the parking arrangement.