

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR ALL HIGH DENSITY SINGLE RESIDENTIAL UNITS

RESIDENTIAL UNITS PHASE 9A: No's 2425 - 2434; 2445 - 2456; 2459 – 2541; 2543; 2544 - 2555

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 for dwelling.

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 <ul style="list-style-type: none"> • B14-2 Fresh Cream • B14-3 Crème Caramel • B14-4 Peanut Cream • B14-5 Dijon 	C 13 series <ul style="list-style-type: none"> • C13-1 Water Cracker • C13-2 Arrow Root • C13-3 Biscuit • C13-4 Light Toast • C13-5 Cookie
C 15 series <ul style="list-style-type: none"> • C15-3 French Fry • C15-4 Frites 	C 16 series <ul style="list-style-type: none"> • C16-2 Capellini • C16-3 Cream of Potato • C16-4 Gold
D 14 series <ul style="list-style-type: none"> • D14-1 Alpaca • D14-2 Bleached Sand • D14-3 Golden Pop • D14-4 Camel Hair 	D15 series <ul style="list-style-type: none"> • D15-1 Falafel • D15-2 Gallery • D15-3 Cream of Mushroom • D14-4 Sasquatch
E 15 series <ul style="list-style-type: none"> • E15-1 Dockside • E15-2 Landing • E15-3 Dundas 	E18 series <ul style="list-style-type: none"> • 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;
- 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.