

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 10A COTTAGE RESIDENTIAL

ERVEN 2794-2799; 2815-2819

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"> • 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

- 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.