

## 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
  - ∅ White
  - ∅ Biscuit
  - ∅ 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

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.

