

## **BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS PHASE 6B**

### **RESIDENTIAL ERVEN 905-936**

#### **1.1 Building line restrictions**

##### **1.1.1 Street Boundaries**

- 3m from street boundary;
- 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 and parapet side walls for house and garage,  
otherwise 1m in all instances for dwelling and garage.

#### **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;
- 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 is acceptable.