

- 3.1.1 No building shall exceed two storeys in height above the ground level at any point, except for special concessions by the HOA (A maximum of 3 floors will be allowed in certain areas). Special consideration will be given to the accommodation of garages that accommodates the slope as a platform to the building.
- 3.2 LEVELS
- 3.2.1 Due to the close proximity of building, the levels of adjoining buildings must be taken into consideration. During the approval process issues that will be evaluated will include, but not limited to, items such as subsurface water and drainage impact, undermining of foundations and vehicular access.
- 3.3 PLAN FORMS
- 3.3.1 Plan forms must be rectangular, or composed of rectangular or square forms.
- 3.3.2 On larger properties with the potential of developing large scale homes, the form of the building must be articulated to avoid the impact of a large solid forms. This principle will apply to the roofscape as well, as view corridors must be promoted for the properties higher up on the hill.
- 4 CONSTRUCTION AND MATERIALS
- 4.1 ROOFS AND FIRST FLOOR DEVELOPMENT
- 4.1.1 The pitched roofs shall be 17.5 degrees minimum and 30 degrees maximum, except for verandas, which may be less. Flat roofs may be allowed, provided the entire roof and gutter are enclosed by a parapet wall. Concrete roofs must be painted or covered by gravel to match the roof colour.
- 4.1.2 Roofs shall be covered with terracotta coloured tiles – details will follow i.e. Britti clay tiles. No alternative colours or type will be considered.
ANTIQUE SLATE + STD SLATE BLACK CLAY
- 4.1.3 Roofs may have gable ends or hips. Gables shall be simple with tiled edges or in a natural vernacular.
- 4.1.4 No roof covering may be sheet metal or asbestos roof sheets.
- 4.2 EXTERNAL WALLS
- 4.2.1 All external walls must make articulated connections with adjoining buildings or walls.
- 4.2.2 All external walls shall be painted in natural earth tones. Only approved pastel colours will be allowed.
- 4.2.3 Only approved face bricks may be used for construction (list to be provided). Samples must be submitted for approval prior to construction.
No SEMI FACE
- 4.2.4 Plaster finishes may be smooth or textured. Integral colour plaster will be promoted.
- 4.3 SITE WALLS AND FENCES
- 4.3.1 No prefabricated walling systems, vibracrete, unplastered blocks or barbed wire fences will be permitted.
- 4.3.2 Elevations of all boundary walls to be built must be submitted. Character to be defined later.
- 4.3.3 No street boundary wall shall be continuous for more than 60% of the length without setbacks. Where sites have more than one street boundary, the extent of boundary walls will be considered individually. ~~PAVING WITH BRICK PILES~~
- 4.3.4 The applicant and his professional team must ensure that all storm water originating on his site is dealt with in a responsible manner.
- 4.4 FENESTRATION, DOORS AND LOUVRES
- 4.4.1 Windows may be timber, painted steel or powder coated alum.
- 4.4.2 Louvers can either be natural or painted wood. The colour must match the established natural vernacular.
- 4.4.3 Sectional type garage doors must be used as opposed to tip-up type doors.
- 4.5 PERGOLAS, CANOPIES AND CARPORTS
- 4.5.1 Formal approval is required for the erection of pergolas, canopies and carports. No shade netting will be permitted.
- 4.5.2 All awnings, if used must be concealed and submitted for approval.
- 4.6 SOIL AND WASTE PIPES
- 4.6.1 All soil and waste pipes, unless located within enclosed courtyards, shall be concealed within the walls.