The intention is to develop a unique cohesive architectural character for the Altona development as an appropriate response to its environment. To this end the combination of traditional Cape architectural elements and the use of natural building materials will be encouraged. These Guidelines have therefore been developed to exclude certain forms, materials and colours.

These guidelines should not be seen as a restrictive measure but as an instrument to maintain an overall design sensitivity, whilst allowing flexibility for individual expression.

These guidelines are supplementary to the National Building Regulations and requirements of the local authority. All building designs are to be presented in working drawing form to the Altona Design Review Committee (ADRC) prior to submission to the local authorities as a condition of title.

Certain of the provisions contained in this document are guidelines, which may be applied with a certain amount of flexibility while others are mandatory. Specific provisions that are mandatory are those that relate to roofs, colours and materials, retaining structures and the specific provisions that apply to the central residential group housing cluster. In the latter case additional design parameters are set, which are directed at obtaining a particular streetscape.

NOTE - THESE GUIDELINES SHALL BE SUBJECT TO PERIODICAL REVISION BY THE DEVELOPER AT HIS SOLE DISCRETION AS AND WHEN REQUIRED.
The Altona development comprises of four generalized areas:

- SINGLE RESIDENTIAL AND GROUP HOUSING
- SECTIONAL TITLE
- BUSINESS
- INSTITUTIONAL

The landscape is characterized by natural vegetation with a brown-khaki hue set against the dark bluish backdrop of the mountain to the north of the site. The philosophical approach is to promote a design language which is appropriate to its special location and unique characteristics.

The point of departure is to promote visual absorption of the built form into the landscape and to encourage development to respond to the topographical characteristics of the site.
1. General Control Conditions
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1. GENERAL CONTROL CONDITIONS

i) All building plans must be prepared in accordance with these guidelines and comply with the Local Authority (Breede Valley Municipality) and National Building Regulations and any other applicable legislation.

ii) All building plans must be submitted to the Control Architect appointed by the ADRC for aesthetic and colour scheme approval PRIOR to the Local Authority submission. This applies to all future additions and alterations.

iii) The design of all dwellings and structures and the preparation and submission of building plans may be undertaken by professional Architects and Senior Architectural Technologists registered with SACAP and/or SAIA.

2. CONTROL OF BUILDING WORKS

It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abides by the conditions as set out below as well as any additional conditions laid down by the ADRC.

i) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.

ii) The contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed weekly. The rubbish may not be burnt on site.

iii) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.

iv) Where materials are off-loaded and encroach onto the pavement or roadway, the contractor must move these materials onto the site on which the building is to be erected. It is the contractor and owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.
3. BUILDING PLAN APPROVAL PROCEDURE

3.1 GENERAL

All proposals will be subject to aesthetic and colour scheme approval by the ADRC prior to Local Authority submission. They must be submitted as a working drawing, however should there be any uncertainty as to the aesthetics, a sketch plan may be submitted and if approved, thereafter submitted as a working drawing.

A non-refundable scrutiny fee of R700.00 shall be payable to the Control Architect appointed by the ADRC before any plans shall be accepted. This fee can be amended by Developer from time to time at his sole discretion.

3.2 INFORMATION REQUIRED ON PLANS

The following information must be indicated on plans being submitted for scrutiny at both sketch design and verified at working drawing stage.

1. Contour base plan – with contours of 500mm indicated
2. Permissible coverage and actual coverage as a percentage and in terms of square meterage
3. A north point
4. Roof plan
5. Site and floor plan
6. Elevations and sections
7. Total height of building
8. Position of driveway, paving and hard landscaping finishes
9. Building line setback
10. Drainage plan
11. Bulk earthworks – cut and fill sections
12. Location of retaining structures
13. Schedule of external finishes and colour specification
14. Position of external lights
15. Position of solar heating panels
16. Position of barbecue
16. Position of barbecue
17. Swimming pools
18. House numbers
19. Postboxes
20. Elevation and section of boundary walling
21. Drying yards (refuse bins, washing lines)

4. ARCHITECTURAL STYLE AND ELEMENTS

In order to achieve the objectives as described in the introduction to this document, designs derived from regional Cape architecture that is in harmony and complement the local vernacular of Worcester is preferred. It is proposed that a style of architecture unique to Altona Village in which traditional Cape proportions, architectural elements and colours feature, be promoted.

The intention is not to replicate traditional houses, but rather to adopt and use the traditional elements derived from regional Cape architecture, such as the proportions, simplicity, scale, massing, traditional plan form, vertical proportions, human scale, detailing and colours in a unique and cohesive manner to achieve an attractive homogenous architectural language.

Scale and proportion are crucial in the establishment of a cohesive architectural language. Careful consideration should therefore be given to the articulation of the building forms, their roofs, wall openings and detailing in order to achieve this homogenous architectural language.

Refer Figure 4

![Figure 4 - Typical Street Elevation](image-url)
Building forms should result from a combination of simple rectangular shapes. These could be combined to form articulated shapes comprised of composite rectangular forms. House forms should align with the erf boundaries.

House, group house and town house forms should be composed of major and minor plan elements. Major forms may only be roofed with double-pitched roofs. Minor forms are to be roofed individually and act as adjoining or linking elements to the major forms.

Terraces and covered verandahs are encouraged. Garages and out buildings may be freestanding or may form part of the major plan form. Garages and out buildings must be in a similar style and form, material and colour as the main dwelling. Pre-cast garages and outbuildings are not permitted.

Refer to Figure 5
BUILDING LINES

SINGLE RESIDENTIAL AND GROUP HOUSING

Street boundary
- 3.0m for the main building
- 4.5m for garages facing the street and 1.5m for garages facing away from the street
- 2.0m for swimming pools

Side and common boundaries
- 2.0m for the main building
- 0.0m for garages or 1.0m to allow for a pedestrian gate
- 1.0m for swimming pools

Rear boundary
- 3.0m for the main building
- 0.00m for garages up to 1/3 of the length of one side boundary

Refer to Figure 6

SECTIONAL TITLE

Street boundary
- 4.5m for the main building
- 4.5m for garages facing the street and 1.5m for garages facing away from the street

Side and common boundaries
- 4.5m for the main building
- 4.5m for garages

Rear boundary
- 10m for the main building in order to protect the privacy of
BUILDING LINES

COMMERCIAL

Refer to the zoning scheme.

INSTITUTIONAL

Refer to the zoning scheme.

HEIGHT - SINGLE RESIDENTIAL AND GROUP HOUSING

No portion of the main structure shall be higher than 8.0m above the point on the natural surface of the ground, vertically below it. Chimneys are exempt from this restriction.

HEIGHT - SECTIONAL TITLE

No portion of the main structure shall be higher than 12.0m above the point on the natural surface of the ground, vertically below it. Chimneys are exempt from this restriction.

HEIGHT - COMMERCIAL

Refer to the zoning scheme.

HEIGHT - INSTITUTIONAL

Refer to the zoning scheme.
4.2 ROOFS

4.2.1 PITCH, GARAGES AND OUTBUILDINGS, GABLE, CHIMNEYS AND DORMER WINDOWS

a. PITCH

Major plan forms are to be roofed individually and connected with a linking element, i.e. a lean-to or concrete flat roof. Only double pitched roofs at $35^\circ$ to $45^\circ$ that are symmetrical to their ridges are permitted on major plan forms. Minor forms should be limited to two thirds in width of the major forms and to be perpendicular to the major form. NO variation of this condition will be considered.

Lean to and verandah roofs are to abut vertical walls of major forms and pitched straight at $3^\circ$ to $10^\circ$. When a lean to roof or verandah is used, there will be a minimum height of 100mm and a maximum height of 1500mm between the top of the lean to roof and the underside of the fascia board of the main roof. Minor forms, i.e. a lean-to or concrete flat roof, adjoining or linking elements to major forms will be restricted to 20% of the total roofed area.

Refer to Figure 5 & 7
b. GARAGE AND OUTBUILDINGS

Garage roofs may form part of the main building’s roof, where the garage is contained in the major plan form or be constructed as separate structures on the site.

Garage and outbuilding roofs may have a mono-pitch roof at 3° to 15° and must be contained within a parapet wall on all four walls. The gutter may not be visible from the street and must be concealed behind a parapet wall.

c. GABLES

Simplifications or references to early Cape gable end designs are permitted, as well as designs that are consistent with the design language adopted and must conform to the height restrictions.

Refer Figure 8

FIGURE 8 - GABLE OPTIONS
d. CHIMNEYS

Only plastered and painted masonry chimneys and simple metal flue and cowls are permitted. Plastered chimneys should be painted to match the colour of the main dwelling.

Chimneys must be moderate in size and may not exceed the roof ridge by more than 1000mm. Dimensioned plan and elevation of chimney with material and colour specs for approval to the Control Architect appointed by the ADRC.
c. DORMER WINDOWS

Dormer windows may ONLY be used in the core building in the loft space. These dormers may not originate closer than 1m from the end gable walls and must originate from the eaves level. These dormers may not be less than 2/3 of the height of the main roof. The slope of the dormer must be the same as the main roof.

Refer Figure 10

FIGURE 10 - DORMER WINDOWS
4.2.2 ROOF MATERIALS AND COLOUR

Roof material and colours are directed at achieving an integrated built form response that blends in rather than contrasts with the landscape against which the development is set. Corrugated Victorian S-profile metal roof sheeting, pre-painted or Natural slate or Everite tiles in shades of grey, from grey to charcoal.

The following roof materials and colours are permitted:

- Corrugated pre-painted steel – charcoal grey
- Elite natural slate tiles/mazista tiles in silver blue or similar – shades of grey
- Everite roof slate or similar in charcoal

4.2.3 EXCLUSIONS

- Big six or any other profile roof sheeting other than the prescribed roof sheeting is not allowed.
- No shade cloth on the main dwelling or any of the outbuildings, carports, freestanding buildings or pergolas is allowed.
- No Perspex, fiberglass and polycarbonate sheeting may be used.
- Thatched roofs
- Unpainted metal sheeting, steel roofs or other reflective material surfaces
- Pressed metal sheeting resembling tiles

4.3 WALL CONSTRUCTION AND FINISHES

4.3.1 FRAGMENTATION

External walls of buildings should be fragmented into façade panels. Each façade panel should be visually different and clearly articulated from adjoining wall panels. Wall panels should follow vertical proportions. No wall panel should be wider than 6.5m, provided that a 500mm recess must be provided on any wall that exceeds 6m.

All external walls to be at least 230mm (maxi) or 280mm (imperial) cavity wall construction.
4.3.2 MATERIALS AND FINISHES

Walls may be constructed of natural stone, clay brick, concrete bricks or fibre cement paneling. Walls should have a plastered and painted finish. Timber or fibre cement lap boarding is permitted. Feature walls may be of exposed stonework or stoneclad. A sample to be provided for approval by the Control Architect appointed by the ADRC.

4.3.3 PLINTHS, PLASTER BANDS AND WINDOW SILLS

Plinths are limited to a minimum height of 900mm and a maximum height of 1500mm above ground level, in order to promote terracing and articulation of the built form. Plaster bands must have a maximum width of 150mm. All external windowsills and surrounds must be plastered with a smooth wood trowel finish and painted.

Refer Figure 11

Simple 150mm plaster bands are permitted
4.3.4 COLOUR

Colours for exterior walls are prescribed and may only be selected from the list of colours below.
NOTE – Colours from alternative paint ranges / suppliers MUST be mixed to match the prescribed colours exactly. All colours to final approval by the Control Architect appointed by the ADRC. Samples shall be submitted with building plans.

Refer Figure 12

<table>
<thead>
<tr>
<th>COLOUR</th>
<th>CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAISON BLANCHE</td>
<td>Y1-E2-1</td>
</tr>
<tr>
<td>CEMENT WASH</td>
<td>Y1-E2-2</td>
</tr>
<tr>
<td>DAPHNE’S DREAM</td>
<td>Y1-E2-3</td>
</tr>
<tr>
<td>NEW YORK SQUARE</td>
<td>GR-N02</td>
</tr>
<tr>
<td>WHITE</td>
<td>UNIVERSAL</td>
</tr>
</tbody>
</table>

FIGURE 12 - COLOUR OPTIONS
4.3.5 EXCLUSIONS

- Facebrick (other than plinths)
- Unplastered and unpainted cement bricks or similar
- Highly reflective finishes
- Bagged and painted exterior brickwork
- Decorative or heavy textured plaster
- Ornate copings or moldings

4.4 WINDOWS, DOORS AND SHUTTERS

4.4.1 GENERAL

Doors and windows should follow vertical proportions. Simple moldings around windows and doors are permitted. Where large sliding doors are used they should be fragmented into vertical components by, for example columns, or be recessed behind covered verandahs and pergolas. Aluminium windows and doors may be used, provided that the diameter section and profiles exceed 50mm. Glass standards to confirm to the National Building Regulations. Only one window colour will be allowed per house.

WINDOWS:

- Windows sharing the same proportion ration will be used per house. Square or vertical proportion windows will be used.
- Proportions must be between 1:1 and 1:2.
- Windows will form individual openings with a minimum pier width of 340mm when paired.
- Using windows in series behind verandahs or pergolas may form larger openings.
- Windows can be open paneled windows, vertical bar windows or small paneled windows.
- Vertical sliding, mock sash or side hung casement windows allowed.
- Similar type windows to all facades.
- Internal burglar bars to match window mullions to windows. Trellidors shall be installed internally ONLY.
Refer to Figure 13

**FIGURE 13 - WINDOW OPTIONS**

- Vertical Slider or Mock Sash
- Vertical Mullion
- Side Hung
- Minimum Pier Width of 340mm for Paired Windows
- Single Horizontal Sliding Battened Shutters
- Double Horizontal Opening Battened Shutters
DOORS:

- Door openings shall have vertical or square proportions.
- Door types are not limited to the illustrations and different types of doors may be subject to the approval of the Control Architect appointed by the ADRC.
- The pattern of the external doors and gates to be horizontal batted (both sides)
- Double or Single garage doors are permitted. Should single garage doors be preferred they should be separated by a column, of no less than 500mm.
- Garage doors to be Aluminium or timber to match the colour of the windows and doors.

Refer to Figure 14 & 15
SHUTTERS:

- Traditional style hardwood timber shutters are encouraged BUT they must be functional and “working”.
- Shutters may be internal or external mounted, folding or sliding and louvre or solid. Solid shutters may only be mounted internally.
- Epoxy or powder coated aluminium shutters will be considered, provided that these shutters have the same dimensions and appearance of timber shutters and are subject to prior written approval of the Control Architect appointed by the ADRC.
- Shutter widths must be in harmony with the windows they cover.
- The surface finish and colour of the shutters must match that of the window frame over which they close.

4.4.2 MATERIAL AND FINISHES

Windows should be made of either:

Timber - natural stained or painted
Aluminium - powder coated PVC

Colours for painted timber windows: White
                      Grey
                      Black

Colours for aluminium: White
                      Mat Stone Grey
                      Natural

PVC: White
4.4.2 EXCLUSIONS

- No external burglar bars
- No “mirror” glass, reflective or colour glass
- Bronze Anodised aluminium
- “Winblok” or similar
- Steel window and door frames
- No ornate or carved doors
- Fake / Mock shutters
- Non-rectangular or oddly shaped or proportioned windows e.g. triangular or round

4.5 EXTERNAL BUILT ELEMENTS

4.5.1 PERIMETER FENCES, BOUNDARY WALLS AND GATES

PERIMETER FENCING:

- Shall generally be restricted to:
- Common side and rear boundaries

BOUNDARY WALLS:

STREET

40% of the street boundary to be permeable. Only painted plastered masonry walls shall be allowed. 1.2m high wall are encouraged, however a maximum of 1.8m above ground level will be allowed. Palisade infill shall be allowed.

See figure 16
SIDE AND REAR

Maximum height 1.8m and may be enclosed with any of the following:

- Black Bekaert fencing
- Black plastic coated diamond mesh
- Simple black vertical palisade fencing
- Plastered and painted masonry wall

Side boundary walls/fencing should extend as far as the main building and should be returned to the building element. Both sides of boundary walls shall be finished to a level of plaster and paint.

FIGURE 16 – BOUNDARY WALL OPTIONS
GATES:

Timber gates to be horizontal battened both sides. Shall not be higher than the wall in which they are positioned. Vehicle gates to be horizontal battened or to match palisade fencing. Timber gates to be naturally stained or painted to match the garage and front door.

See figure 16

EXCLUSIONS:

- Vibraerete fencing
- Gumpole
- Timber picket
- “Latte” fencing
- Unplastered and painted walls

4.5.2 RETAINING WALLS

Buildings on slopes must be designed in response to the slope of the site on stepped building platforms. The ground level of any building may not be higher than 1.2m above the natural ground level/street level at that particular point of the site.

The part of the building that is at the highest part of the site may not cut deeper into the site than 1.2m measured from the natural ground level at that particular point of the site.

Retaining structures such as pre-cast concrete (terraforce or similar), retaining walls and vertical walls may be used. Banked earth at a slope of 1:3 may be used, provided that no banked earth retained will not be higher than 1500mm in height. If a retaining structure of more than 1500mm is required it should be designed as a series of consecutive retaining wall set back at least 1m in plan.

The natural ground level of the adjacent property must be reinstated and or retained by the owner and neighbour responsible for the excavation.
4.5.3 TERRACES, VERANDAHS AND PERGOLAS

Terraces may be covered with a lean to roof of which the minimum gradient must be 10 deg (if the roof is exposed on elevation) to create a veranda. The roof material must be the same as that used on the core building. The roof structure of verandahs may be exposed below the roof sheeting or a ceiling may be fitted.

Terraces may be covered with a pergola with evenly spaced rafters or left uncovered. The growth of vines on pergolas and verandahs are encouraged especially over outdoor living areas.

Covered terraces may only be enclosed by means of folding stacking glass doors. NO other means of enclosure are permissible.

4.5.4 COLUMNS

The following column structures will be allowed:

- “Revelstone” or equally approved stone cladding columns minimum 450 square.
- Double timber posts.
- “Revelstone” or equally approved stone cladding piers to 925mm high with double timber posts.
- “Revelstone” or equally approved stone cladding base 450 x 450 square with 350 smooth plastered masonry pier above, complete with capping.
- 450 x 450 column with 450 deep lintol or beam above.

FIGURE 17 - COLUMN AND PERGOLA OPTIONS
4.5.5 BALCONIES

Special precaution must be taken to ensure that the placing of balconies does not compromise the privacy of neighbouring dwellings. Balconies must form an integral part of the design and any visible sides of slabs, or brickwork, shall be plastered and painted to match the wall surface to which they attach.

No balconies shall be permitted on common boundaries. Balconies can only be placed on street boundaries and boundaries facing onto an open space.

4.5.6 BALUSTRADES

Balustrades shall be in accordance with the National Building Regulations (SANS10400).

In addition the following conditions apply to handrails and balustrades:

- The height of the top of all handrails, including those mounted on brickwork, must be maximum 1000mm above the floor finish of the balcony slab.
- Painted galvanized metal balustrades in approved colour, stainless steel balustrades with timber or stainless steel handrail and frameless glass balustrades are allowed – refer to figure 18

FIGURE 18 - BALUSTRADE OPTIONS
4.5.8 EXCLUSIONS

- No detailed/molded wrought iron or cast aluminium, stainless steel, or any form of solid sheet paneling is permitted;
- No stainless steel cabling or “yacht” handrail details permitted;
- No balustrades fixed in a criss-cross pattern permitted
- No precast concrete permitted

4.6 SERVICES

4.6.1 SERVICE PIPES

Sewer and vent pipes to be concealed in vertical ducting within the wall plane of the building.

4.6.2 RAINWATER GOODS

Seamless “Watertite” Aluminium or similar, standard domestic Ogee gutters with PVC downpipes. Gutters to be same colour as the roof and downpipes to be the same colour as the external walls.

4.6.3 EXTERNAL / OUTDOOR LIGHTING

All exterior lighting should be sensitively positioned, 1.8m above finished floor level and should not be directed in such a way that it may have a negative impact on the immediate surroundings or adjoining properties. They should shine down or be of the hooded eyelid type. It is recommended that all exterior lights be fitted with energy saving bulbs. NO floodlights are permitted. Security lights may not cast direct light outside the erf on which they are situated, and must be activated by movement sensors.

NOTE – All exterior lighting shall be to the approval of the Control Architect appointed by the ADRC.
4.6.4 STORMWATER / DRAINAGE

No sewer, vent or water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All such piping must be painted to match the wall colour onto which the pipe sits.

4.6.5 SIGNAGE, LETTERING AND NUMBERING HOUSE NUMBERS:

House numbers or letter may not be larger than 150mm in height. The preferred font to be Sans 200mm and the colour black or stainless steel. All lettering and numbering to be placed horizontally and in line. The size and location of all house numbers and letter boxes are subject to the final approval of the Control Architect appointed by the ADRC.

No illuminated signage shall be permitted.

POST BOXES:

Post boxes to be built into either a column or walling with an aluminium flap. No freestanding postboxes shall be allowed.

FIGURE 19 - HOUSE NUMBERS AND POST BOXES
4.6.6 SWIMMING POOLS

Any “Porta Pools” or similar equivalent pool above ground level may not be visible from the street. The position, colour and design of all swimming pools are subject to the final approval by the Control Architect appointed by the ADRC.

The final position of the pool, pump and filter must be located within the building lines and must be shown on plan, elevation and section submitted for approval. Swimming pool backwash to discharge into stormwater system or garden and may not inconvenience any adjoining property.

4.6.7 OUTBUILDINGS AND CARPORTS

Wendy houses and sheds shall not be permitted. Single or double carports to match the roof of the garage or main house. The supporting posts and roof of the carport shall follow the same specification as for verandahs – pergolas.

4.6.8 LAUNDRY AND REFUSE AREAS

Service courtyards to be incorporated into the overall design. Yard wall and screen walls should complement the basic materials of the building. All refuse bins, clothes lines and gas bottles must be screened within the service/drying yards in order not to be visible from the neighbouring properties, or the street.

4.6.9 OTHER SERVICES (AERIALS, SATELLITE DISHES, AIR CONDITIONING, ETC.)

The location of all solar heating, television aerials or satellite dishes should preferable not be visible from the street or potentially in view or hazardous to adjoining properties or residents. The final position, size and location of all satellite dishes and television aerials are subject to final approval by the Control Architect appointed by the ADRC.
The latter should preferentially be fixed below the eaves line of the main dwelling or inside the roof space if possible. Satellite dishes must be painted the same colour as the external walls.

All telephone and electrical cable reticulation on the property MUST be underground. NO overhead masts or wires are permitted.

4.6.10 EXCLUSIONS

- Transparent roof sheeting
- Glass blocks
- Shade netting
- External plumbing pipes
- Wendy houses
- Stilts
- House names
- Basements
- Second dwellings
- Barbwire

4.7 ACCESS

4.7.1 VEHICULAR ACCESS / DRIVEWAYS

Vehicular access to the site shall be shown on the building plans. One visitors parking bay shall be provided to each residential opportunity – this bay needs to be accommodated within the property.

The latter should preferentially be fixed below the eaves line of the main dwelling or inside the roof space if possible. Satellite dishes must be painted the same colour as the external walls.

All telephone and electrical cable reticulation on the property MUST be underground. NO overhead masts or wires are permitted.
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4.7 ACCESS

4.7.1 VEHICULAR ACCESS / DRIVEWAYS

Vehicular access to the site shall be shown on the building plans. One visitors parking bay shall be provided to each residential opportunity – this bay needs to be accommodated within the property.

The following materials may be used for driveways:

- Interlocking concrete pavers to be in tones of beige or grey.
- In-situ exposed aggregate concrete.
- Concobble – sandstone colour.

Material colours should be limited to earth tones. Patterns should be simplistic. No ornate patterns will be allowed. All proposed materials to be used for driveways to be approved by the Control Architect appointed by the ADRC.
4.7.2 CARAVANS, TRAILERS AND BOATS

Caravans, trailers and boats to be positioned behind screen walling so that they are not visible from the street.

4.7.3 EXCLUSIONS

- Gravel
- Black top (asphalt, bitumen)

4.8 LANDSCaping

4.8.1 LANDSCAPING PRINCIPLES

A strong emphasis is put on the natural environment as an important feature of the site. To link with the context of the development within a conservation area and the provision of an ecological corridor through the project, locally occurring indigenous species should be used where possible. Particular significance should be placed on the use of indigenous material in public open spaces and communal internal open spaces in the higher density residential areas.

Water-wise, indigenous gardens should be encouraged, both in the landscaping of public areas and private gardens. Careful use of the appropriate local cultural/historic/agricultural species such as vines and olives may be considered to accentuate key focal points in the development. Locally appropriate indigenous tree species should be used for street tree planting.

4.8.2 IRRIGATION

Should irrigation systems be installed, owners must design them in such a way that they do not cause staining to walls that form part of the boundary structure.

4.8.3 MAINTENANCE

All street facing gardens and the street verges are required to be kept in a tidy state at all times.
COMMERCIAL & INSTITUTIONAL EXAMPLES