



MZINGAZI GOLF ESATE, RICHARDS BAY

**ARCHITECTURAL DESIGN
PRINCIPLES AND GUIDELINES
2007
(for phase 1- Lots 16448 to 16554)**



ARCHITECTURAL DESIGN CRITERIA

REVISION 4 : December 2006**1. MZINGAZI DESIGN REVIEW COMMITTEE**

The Design Review Committee (MDRC) will scrutinise individual house-plans and strictly ensure that they comply with the architectural code. This Committee will operate according to the criteria that follow in this document. The make up of the Mzingazi Design Review Committee will be at the discretion of the Homeowners Association. It will initially be made up of Charles Taylor (Charles Taylor Architects) (founder), and at least one member from the Development team. Other architects may be appointed at the discretion of the Home Owners Association. The Architects on the review committee will be rotated and no architect will be permitted to review a plan of which they were the author. Other personnel such as Engineers, Town Planners etc will be invited onto the Committee as the need arises.

Any professional architect may apply to work at the Estate, and will be required to submit a CV for approval to the MDRC.

An Initial sketch proposal must be submitted for approval prior to commencing with expensive presentation material. Once sketch design is approved, two sets of Submission Drawings are to be submitted for scrutiny by the Mzingazi Design Review Committee. Once they are approved, 5 sets must be submitted to be stamped, and four sets will be returned to the Applicant. This set will form part of the Applicants Municipal approval. No plans will be approved by the Local Authority without being stamped by the Committee.

All drawings must be submitted on or before the last Tuesday of each month to be included on the agenda of the following meeting.

2. CONSTRUCTION

Owners are advised that construction of their dwellings must commence within 24 months of transfer of the property. Further, owners must *proceed* with construction to achieve completion within a reasonable period of time.

3. OTHER COMMITTEES

Various other committees at Mzingazi will need to meet to control other aspects of the project, such as Marketing, Engineering services, Environmental, Town Planning aspects, neighbour relations, etc. One or more of the Architectural Panel will attend such meetings should this be required, and the Panel will decide itself which member will be delegated to deal with specific issues.

4. GENERAL DESIGN CRITERIA

This Design Criteria Document is referred to in the sales documentation, so that buyers have a clear idea of the type of Architecture that is envisaged and they understand that they are to comply with the requirements. This specification may be altered from time to time with further detail as the need may arise.

5 GENERAL DESCRIPTION

5.1 DENSITY / ZONING

Sites include: General residential (freehold), Medium density and commercial in the CBD. Phase 1 comprises only of special residential 1 sites. Architects designing at the estate must adhere to both this code and the Local Authority bylaws.

5.2 TOPOGRAPHY AND VIEWS

Most slopes are gentle to moderate. Some sites are located on the lake front while others are situated along the golf course. Maximum floor datum are provided, which have been calculated to ensure a maximisation of views generally.

5.3 SOIL CONDITIONS

The purchaser is responsible for obtaining his own soils analysis to determine foundation conditions. Note that an overall geo-technical survey is available from the Developers.

5.4 LANDSCAPING

Before drawings are approved for Municipal submission, a landscaping plan and a stormwater plan are required to be submitted for approval by the MDRC.

5.7 VEHICLES

Strict speed limits will be demarcated and enforced on the Estate.

5.8 SITE PERIMETERS

Walls or any form of site-enclosures on the golf course or road edge, are not permitted. Sites may provide side boundaries with walls or fences to a maximum height of 1200. Small private yards (at the rear of the house) may be enclosed for the purposes of screening kitchen yards.

5.9 PETS

Pets are not permitted within the estate

5.10 PRIVACY

Due to the topography and close proximity of dwellings, there is the potential of the privacy of specific plots being compromised by neighbours developments. The Design Review Committee will address these issues as they arise by recommending restrictions on heights, orientation, window-positions or screening etc to prevent these problems, and will make the final decision in the event of a dispute.

5.11 OTHER RULINGS

All further rulings on these Architectural Design Criteria will be at the discretion of the Mzingazi Design Review Committee.

5.12 DRIVEWAY ACCESS

It is the intention that roads should attempt to follow the contour lines as much as possible. Roads through this zone are to be hardened and surfaced in clay pavers or cobbles (pallet to be provided). Other surface finishes will be accepted in flat areas where a particular design is incorporated, such as gravel set in panels of brick or use of grass blocks etc (these surfaces to be approved by the MDRC).

Curbs to be of a smaller nature and flush with the road surface (mountable)

6. ARCHITECTURAL CHARACTER

The guidelines are set up to ensure an architectural language that is appropriate and harmonious with the immediate environment of the estate. A character will be developed to create a specific and recognized feel within the estate. The character will be formed by responding to the following:

- ◆ Views of indigenous vegetation, the lake and golf course feel
- ◆ Verandahs - Integrated internal and external living spaces
- ◆ Raised verandahs, decks and terraces
- ◆ Limited range of natural materials and colours, aimed to blend with the environment and maintain integrity with the harsh climate.
- ◆ Natural Light and Ventilation - Large areas of glazing, verandahs, Courtyards and Clerestory windows
- ◆ Treatment of vertical forms - walls, openings and colonnaded elements as described in the code
- ◆ Expression of a plinth or base.
- ◆ Hot and Humid climate – maximum ventilation, high ceilings in living rooms, deep eaves and verandahs.
- ◆ Roofscape - roof form designed as a consideration of neighbours views

The Estate will share a unified architectural theme through the use of similar **Forms, materials, colours, textures, roof theme, planning around climate, views, and topography.**

6.1 RESPONSE TO VIEWS

- To ensure view potential, the building envelope provides for sites to have specified datum levels. See the document referred to as “Building Restriction Controls” (Rev 3) – Appendix 1
- Further, to ensure views, roofscapes of single storey houses have been looked into closely with the idea that most of the roof is at the specified 17.5 degree pitch to allow for views over the roof from neighbours. A maximum of 20% of the roof form must be a raised feature. - see ROOFSCAPE for more.
- Other sites will have a 2 storey building envelope to allow lake views from the top storey.
- Certain sites have had their building footprint amended to provide for views from other sites. See the Building Restriction Controls for each site.
- Although every effort has been made to consider view opportunities from all sites, vegetation may obscure views in places.

6.2 RESPONSE TO TOPOGRAPHY

General

- Appropriate architectural response to the sloped sites to eliminate gratuitous use of retaining structure and or platforming. Ie avoid excessive basements, and rather stilt / plinth the building up along the natural ground line.
- Stepping of buildings on the site is encouraged to create a harmonious interface with the landscape, and to reduce platforming of sites.
- Similarly, roads and gardens are encouraged to flow with the natural ground line.
- From a practical point of view all buildings must have an expression of plinth (controls dirt on the interface between building and ground). This should be a darker colour paint or natural product such as stone or face brick.

Expression of Plinth

- In an attempt to secure views for the sites above the road, the plinth becomes a dominant element due to the site contours (this could vary from 1m to 2m in places). Therefore, it must be expressed (either recessed or brought forward in a readable line).
- This could range from there being an accented difference between a *strong plinth* and a much lighter transparent timber posted verandah, to one that *floats over the site* (cantilevered). Pool, deck and garden terrace elements can also help with the breakdown of the plinth

6.3 CLIMATIC RESPONSE

- Orientation towards sun, wind and rain direction must be taken into consideration
- Natural lighting and ventilation is encouraged due to the humid climate.
- This can be established through planning – courtyards, and windows on more than one side of rooms (to avoid long passages), verandahs etc
- The use of courtyards is encouraged to create natural light, ventilation as well as creating private outdoor spaces and wind control.
- Temperature control is also established through 3-D dimensional methods – such as higher volumes over main spaces, and roof vents and verandahs
- Verandahs must be incorporated (preferably on two sides of the house) as they protect the interior from the intense summer heat, and ensures the indoor-outdoor lifestyle.
- As a response to the environment, verandahs are an integral component of the plan. Hence, a verandah is mandatory, which should have a minimum depth of 3000mm and 3000mm width.

6.4 NATURAL MATERIALS

- Materials should consider the harsh climate (sea and industrial corrosion), but these materials should not dominate to generate a bland architecture. Hence, natural stone or face brick is encouraged, but combined with panels of painted plaster, glass or screens (see “panels” in 6.5).
- All materials should be carefully selected for their contextual appropriateness and sustainability. (weather resistance vs aesthetic quality)
- Natural TIMBER is encouraged– timber on the verandah columns, roof eaves, open-trussed configurations, decking, etc.
- WALL materials - Stone, painted plaster, face brick, natural concrete, painted nutec “lap boarding”
- The contrast of a variety of textures is encouraged – smooth plaster, textured plaster, bag washed masonry, natural stonework, flush jointed face brick, natural timber screens, canvas blinds etc to create ‘panels.’
- The built fabric must integrate with the natural environment by use of muted, natural shades and an understated colour palette.
- No white or cream, no bright colours i.e purple or turquoise on the main exterior walls.
- Windows, doors and screens may use a limited range of slightly accented colours (palette to be provided).

6.5 TREATMENT OF VERTICAL FORMS

Walls:

- The use of a plinth is mandatory – (See 6.2)
- The plinth must be sensitively treated, ensuring it is not huge expanse of bland walling - It should be broken up,
- No exposed plumbing above the plinth line
- Façade treatment to include “PANELS” of - natural materials painted masonry, verandahs, glass, timber cladding, screens, etc- this to avoid long bland walls and to create a more human scaled architecture.
- Hence, no length of wall in the ‘**horizontal**’ plain to be longer than 6 metres without a clear break – angle change, recess, glazed, verandah protrusion etc.
- Windows are also encouraged to run full length in places to create a separate panel.
- In two storey structures, one should also apply the above “paneled” concept and avoid the monotony of large bland walls. This may result in a more ‘**vertical**’ expression on the panels for two storey structures.

Verandahs: (Integrated internal and external living spaces)

- All dwellings are to have a verandah on at least one side, with a minimum depth of 3 m undercover depth.
- These verandahs form linking elements - They create an indoor / outdoor lifestyle.
- It ensures a consistency of architecture even though the building construction type may vary behind it (stilted / timber / steel vs masonry).
- To create an interesting skyline (Allows varied edge with roof, shade laths, pergola sub frame extensions etc).

Openings:

- All living areas are to have windows to the floor or to at least 300mm off the floor.
- Aluminum or timber windows, doors, and screens
- Colour to be natural timber or darker paint colour, or slightly brighter accent colours (see 6.4).

Columns:

- Timber columns with a minimum size of 180mm x 180mm rectangular.
- Masonry columns to be rectangular with a minimum size of 340mm x 460mm.
- Timber columns to be left natural or painted dark from the colour palette choice.

Fixtures:

- All verandahs to have enclosed fixtures (non-glazed eg: timber screens) on one side for privacy.
- shutters to be aluminium or timber
- Timber balustrades to have timber frames with timber struts or stainless steel cables strung. (No concrete or masonry balustrades)
- All air conditioners to be concealed (or position approved by MDRC)\
- All Satellite dishes to be concealed (or position approved by MDRC)

6.6 ROOFSCAPE

- A variety of *roofscapes* must be created. The main space (living rooms) having a larger dominant visual role –creation of an “accent” The accented roof element could be a vent, a double volume with mezzanine opening onto roof terrace balcony, a clerestory light, etc. The accented roof portion is mandatory, but cannot form more than 20% of the roof area.
- Sites with single storey restrictions have the above accent roof element to utilise for an additional storey.
- As an alternative to this 20% allowance of double storey, anywhere inside the building footprint, one can chose to go double storey, but

this footprint will be limited to half the width between the side boundary building lines and this double storey has to attach to one of these building lines. If the design extends past this centre line, any of the building that is over the centre line has a height restriction of 3m above the given datum level. (ie: will likely have a flat roof)

- Roof Materials allowed are Marley Modern and Marley Monarch concrete roof tiles (or similar approved by MDRC), Victorian and Cliplock roof Sheeting.
- Different roof materials require different roof pitch's thus each material comes with its own set of design criteria:
 1. Roof sheeting to have a pitch of 17.5 degrees, whilst the accent area may have a pitch up to 45 degrees.
 2. Roof tiles to have a pitch of 26 degrees, whilst the accent area may have a pitch up to 45 degrees. Due to this pitch being greater than that of sheeting, this pitch is limited to a 12m wide footprint across the width of the site on all sites which have sites situated behind them.
- As part of the single storey view control, to reduce the roof height, no 17.5 degree roof ridge can go higher than 4500 from the specified datum level. This effects planning in that if one is to use mono-pitches, the maximum room width is 5000mm including walls or a hipped roof of 10 000mm wide including walls.
- Minimum eaves to be 900mm
- No fascia boards. Eave sprockets must be exposed and ends cut horizontally
- Aluminium gutters and downpipes
- ROOF MATERIAL– “deep profile”, Marley Monarch concrete tiles with vertical alignment (restricted selection). “Flat” Marley Modern concrete tiles, Roof Sheeting with Cliplock or Victorian Profile.
- ROOF COLOUR- All roofing to be charcoal grey. This is deemed to be a neutral colour which will go with most wall colours and will be resistant to the climatic conditions.
- ROOF SKYLINE - utilize vents, roof lofts, braai stacks, and eave extensions to vary the skyline
- Concrete flat roof balcony areas are permitted on the view side of a dwelling, provided that measures are taken to ensure privacy of neighbours (screens) and that it does not constitute more than 20% of the overall roof footprint area. Further, other smallish flat roof areas are useful for stormwater control, clerestory lighting, and for hiding air conditioning and satellite fittings. This type of slab should be minimum 1m wide.

07. TOWN PLANNING

“Building Restriction Controls” are set up with the intension to create a 3-D shell within which the house can be designed. View both this document and the local authority bylaws.

7.1 BUILDING LINES / FOOTPRINTS

- Building Lines

- 5 to 7.5m to all road-frontages – See Building Restrictions for individual sites
- varied side-spaces to neighbours on any side (between 2 and 4m)
- 3m (generally) facing any open spaces
(Garages, patios or pergolas may only encroach building-lines on specific approval from the Design Review Committee).
Any deviances in regard to the building lines must be accompanied with a letter of motivation when submitted to the MDRC.

General

- FLOOR AREA RATIO : 0.35
- COVERAGE: 35%
- MAXIMUM HEIGHTS, refer to individual site constraints (“Building Restriction Controls”) and the Local Authority Scheme.

7.2 HEIGHT

- See 6.1 and 6.6
- The height is restricted to either 1 or 2 storeys above the specified datum level – see “Building Restriction Controls” for individual site datum levels.
- A storey constitutes no more than 3 meters with an overall height not exceeding 7.6m from natural ground level.
- Should the site have been modified during the construction of the roads or golfcourse, this discrepancy must be brought to the attention of the MDRC immediately, before commencement of design. This should be picked up from the site survey which should be completed before the design process begins.
- The MDRC retains the sole right to determine the appropriate height of any single building or group of buildings which form part of the composition of the village centre. This all to comply within the Richards Bay Town planning Scheme.

8. SPECIFIC GUIDELINES

SPECIFIC INCLUSIONS	SPECIFIC EXCLUSIONS
<u>GENERAL FORMS & ELEMENTS</u>	
<ul style="list-style-type: none"> ▪ Low-pitched roof forms with accented elements representing 20% of overall roof coverage. ▪ Structures to comply with the National Building Regulations ▪ Piers and Piles on steep slopes ▪ Buildings broken up in plan form and massing ▪ Courtyards ▪ Site coverage and FAR as per Town Planning Scheme 	<ul style="list-style-type: none"> ▪ Parapet roof ends. ▪ Temporary structures ▪ Extensive Terracing and platforming on steep slopes ▪ Service areas in view from the street or public open spaces
<u>EXTERNAL WALLS</u>	
<ul style="list-style-type: none"> ▪ A maximum of 25% stonework. Stone may be either “dry-packed” or mortar-pointed, to review committees approval. ▪ Plastered walls, (including the “Tyrollean” or “Roughcast” technique), ▪ High-grade paint to rough-textured or smooth walls, to approved colour chart. Tinted plasters, cement-based colour-washes, Earthcotes, etc ▪ Brickwork to be in fired burnt clay construction or cement bricks. ▪ Plastered and painted bands ▪ Paneled elements, braking the walls into solid and void components. ▪ Dominant plinth line surrounding building ▪ 	<ul style="list-style-type: none"> ▪ Exposed concrete-blocks of any colour or texture. ▪ Any plastered techniques such as “Spanish plaster”, “Banana-plaster” etc. ▪ Artificial stone, stone-tiles, or imitation-stone carved-plaster techniques. ▪ Log-cabins ▪ Ornate plaster finishes ▪ Ornate mouldings ▪ Highly reflective surfaces ▪ No horizontal length exceeding 6m
<u>COLUMNS</u>	

<ul style="list-style-type: none"> ▪ Timber posts – solid or sandwiched ▪ Stone or rough-plastered pillars. ▪ Masonry columns to be rectangular with a minimum size of 340mm x 460mm ▪ The plinth line must follow through the columns 	<ul style="list-style-type: none"> ▪ Any columns not consistent with the wall-finish. ▪ Smooth round, or decorative precast columns.
<u>DOORS & WINDOWS</u>	
<ul style="list-style-type: none"> ▪ Timber and powder coated aluminium doors or windows to approved colour chart ▪ All living areas to have windows to floor level or 300mm above floor ▪ Natural coloured hardwood ▪ Anodising or epoxy coating to match hardwood - dark bronze or dark brown to match hardwood only ▪ Hinged or sliding shutters –possible introduction of accent colour ▪ Plaster bands and reveals to windows and doors ▪ Internal screens to be in harmony with the external appearance 	<ul style="list-style-type: none"> ▪ Steel door or window frames ▪ Cottage-pane windows. And tinted or coloured glazing ▪ Painted door or window-frames. ▪ Any other colour other than under General inclusions ▪ External burglar bars
<u>BALUSTRADES</u>	
<ul style="list-style-type: none"> ▪ Timber, steel and aluminium balustrades to Mzingazi Architects approval ▪ Timber or bronze-aluminium railings (as above) with stainless-steel horizontal cables as infill. 	<ul style="list-style-type: none"> ▪ Precast- concrete balustrades. ▪ Painted balustrades. ▪ Victorian “criss-cross” balustrades, any geometric patterns, or horizontal rails.

<u>ROOFS</u>	
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<ul style="list-style-type: none"> ▪ Marley Monarch and Modern concrete roof tiles to pitch of 26 deg. ▪ Roof sheeting to pitch of 17.5 degrees ▪ Maximum 20% of roof area can have pitch greater than 17.5 degrees, up to 45 degrees – vents, glazing, lofts etc ▪ Flat-concrete roofs to be kept to a maximum of 25% of the footprint area, provided that the waterproofing-compound is not visible, or is covered with stone-chippings. ▪ The function of above element is to reduce roof massing and cannot form the dominant ▪ Eaves overhangs of minimum 900mm. ▪ No fascia boards 	<ul style="list-style-type: none"> ▪ Thatch. ▪ All roof pitches other than under general inclusions
<u>DECKS & PATIOS, VERANDAHS</u>	
<ul style="list-style-type: none"> ▪ Deep overhangs ▪ Raised timber decks ▪ Tinted concrete finish, with natural coloured organic pigments. ▪ Timber frame construction , Natural stone or slate materials. ▪ Ceramic tiles of natural colours to the approval of the MDRC. ▪ Timber decks are encouraged, provided they are natural-timber coloured, and that they are either hardwood such as Balau, or if Pine that they are suitably treated. ▪ Maximum of 10% of the property may be paved. 	<ul style="list-style-type: none"> ▪ Bright coloured tiles. ▪ Excessive ornamentation ▪ Decorative metal
<u>DRIVEWAYS</u>	
<ul style="list-style-type: none"> ▪ Dusi-gravel may be allowed only on gradients up to 1;15.- this cast in panels ▪ cobbles / clay brick paving. 	<ul style="list-style-type: none"> ▪ Premix or chip & spray. ▪ Concrete driveways.
<u>SCREEN & RETAINING WALLS</u>	

<ul style="list-style-type: none"> ▪ Screen-walls should match the construction of the house (timber screens or masonry) ▪ Timber-post fences, natural-coloured, or pre-painted to approved colour ▪ Indigenous hedges. ▪ Screen-walls may be a maximum of 2m high, and are only permitted at the rear of the dwelling. ▪ Retaining walls in “Loffelstein” or equivalent, maximum 2m high may be used provided that a sustainable creeper is planted and maintained, (eg Asystasia). ▪ Stone-clad or plastered retaining walls to match the dwelling. 	<ul style="list-style-type: none"> ▪ Precast concrete walls. ▪ Steel or concrete palisade fences. ▪ Bonnox, or any form of wire-fencing. ▪ “Thatch” fencing.
<p><u>SERVICES</u></p>	
<ul style="list-style-type: none"> ▪ All services to be kept out of visibility. ▪ Distribution boards, meter boxes etc to be either inside or concealed. ▪ TV aerials & satellite-dishes to be located within the roof or positioned at a low level at the discretion of the DRC. ▪ Solar panels and similar are only permitted at the discretion of the DRC. ▪ Septic tanks, (to comply with Local Authority requirements), to be entirely below ground level. 	<ul style="list-style-type: none"> ▪ All plumbing to be chased into walls or concealed in ducts. ▪ Washing-lines to be concealed behind screen-walls at the discretion of the Design Review Committee ▪ All lighting (internal & external) to be shaded such that the illumination is not emitted horizontally. ▪ All machinery, (ie pool-pumps, air-conditioners, generators, etc) to be invisible & inaudible, ie to be located inside a masonry structure. ▪ Overhead wires.

<u><i>OTHER ELEMENTS</i></u>	
<ul style="list-style-type: none"> ▪ Any outbuilding to be consistent with the main buildings. 	<ul style="list-style-type: none"> ▪ White Chromadek carports, timber sheds, etc. ▪ External burglar-guards or external trellis-doors. ▪ decorative elements, such as broekie-lace, etc
<u><i>SWIMMING POOLS</i></u>	
<ul style="list-style-type: none"> ▪ Enclosure to swimming pools required to comply with Regs to prevent hazards to children. Further, animal-access to pools to be suitably prevented. ▪ Permanent structures ▪ Pool surround to match general paving ▪ Located within the demarcated footprint only ▪ Owner to provide a letter indemnifying the Richards Bay Municipality and Mzingazi Golf Estate against any claim arising related to the use of the pool and fencing may be omitted 	<ul style="list-style-type: none"> ▪ Portable pools.' ▪ Freestanding pump houses

BASIC COLOURS	Teracottas	white
	Ochres	Creams
	Tans	Any bright or primary colours.
	Browns	
ACCENT COLOURS	Beiges	Pastels
	Ochres	Creams
	Oxides	Any bright or primary colours.
	Moss	

PAINTED-WALL COLOUR CHART

Note:

The Developers and Mzingazi Design Review Committee retain the right to amend and revise these Design Criteria documents at their discretion in the interests of the Estate.

AMMENDMENTS

DEC 2007:

1. 1. Drawings must be submitted to MDRC on or before the last Tuesday of every month
2. "Building Restriction Controls" included as Appendix 1
3. 6.6. Roof pitch for Sheeting is 17.5 degrees
Roof pitch for Tiles is 26 degrees, but limits width of building across site to 12m if it is has sites behind it.
4. 7.1 Building lines in accordance to Appendix 1
5. 7.2 Change in site datum must be brought to MDRC's attention before commencement of design.

APPENDIX 1

BUILDING RESTRICTIONS/CONTROLS

* Only Phase 1 restrictions listed.

<u>LOT NO.</u>	<u>Road</u>	<u>Sides</u>	<u>Rear</u>	<u>Height</u>	<u>Datum</u>	<u>Comment</u>
16436	5	2	3	2	10.00	
16437	5	2	3	2	11.00	
16438	5	2	3	2	11.50	
16439	5	2	3	2	9.50	
16440	5	2	3	2	11.00	
16441	5	2	3	1	10.00	2 storey – 50% footprint
16442	5	2	3	1	11.00	2 storey – 50% footprint
16443	5	2	3	1	11.00	2 storey – 50% footprint
16444	5	2	3	1	10.80	2 storey – 50% footprint
16445	5	2	3	2	11.80	
16446	5	2	3	2	11.50	
16447	5	2	3	2	10.50	
16448	7.5	2	3	1	13.50	East building line wedged for 16449 views. 2 storey – 50% footprint
16449	7.5	2	3	1	15.00	East building line wedged for 16450 views. 2 storey – 50% footprint
16450	7.5	2	3	1	16.00	East building line wedged for 16502 views. 2 storey – 50% footprint
16451	7.5	2	3	1	16.00	
16452	7.5	2	3	1	14.50	
16453	7.5	2	3	1	13.00	
16454	7.5	2	3	1	13.00	NE building line wedged for views from 16492.
16455	15	2	3	1	12.25	15m restriction on road to provide view for 16454. 2 storey – 50% footprint
16456	7.5	2	3	1	11.50	Panhandle. 3m footprint restriction against 16457. Remainder 2m.
16457	7.5	2/3	3	1	10.50	
16458	7.5	2	3	1	9.80	2 storey – 50% footprint
16459	7.5	2	3	1	10.20	2 storey – 50% footprint
16460	7.5	2	3	1	10.20	2 storey – 50% footprint
16461	7.5	2	3	1	9.50	2 storey – 50% footprint
16462	7.5	2	3	1	12.00	2 storey – 50% footprint
16463	7.5	2	3	1	13.00	West building line wedged for views from 16493. 2 storey – 50% footprint
16464	7.5	2	3	1	14.00	2 storey – 50% footprint
16465	7.5	2	3	1	13.00	2 storey – 50% footprint
16466	7.5	2	3	1	13.00	2 storey – 50% footprint
16467	7.5	2	3	1	12.50	2 storey – 50% footprint
16468	7.5	2	3	1	12.30	2 storey – 50% footprint
16469	7.5	2	3	1	12.30	2 storey – 50% footprint
16470	7.5	2	3	1	12.30	2 storey – 50% footprint
16471	7.5	2	3	1	12.20	2 storey – 50% footprint
16472	7.5	2	3	1	12.30	2 storey – 50% footprint
16473	7.5	2	3	1	12.00	2 storey – 50% footprint
16474	7.5	2	3	1	11.30	2 storey – 50% footprint
16475	7.5	2/3	3	1	12.50	NE building line 3m to allow for stormwater control. Rem. 2m. West end building line wedged for 16487 views.
16476	7.5	2	3	1	11.75	Panhandle. NW edge footprint wedged to provide view to 16475.
16477	7.5	2	3	1	13.00	2 storey – 50% footprint
16478	7.5	2	3	1	12.00	2 storey – 50% footprint

16479	7.5	2	3	1	13.00	West boundary bldg line wedged for 16484 views. 2 storey – 50% footprint
16480	7.5	2	3	1	14.00	West boundary bldg line wedged for 16483 views. 2 storey – 50% footprint
16481	7.5	2	3	1	14.00	2 storey – 50% footprint
16482	7.5	2	3	1	15.75	2 storey – 50% footprint
16483	7.5	2	3	1	15.00	2 storey – 50% footprint
16484	7.5	2	3	1	14.25	East boundary bldg line wedged for 16483 views. 2 storey – 50% footprint
16485	7.5	2	3	1	14.00	East boundary bldg line wedged for 16484 views. 2 storey – 50% footprint
16486	7.5	2	3	1	14.00	2 storey – 50% footprint
16487	7.5	2	3	1	14.00	2 storey – 50% footprint
16488	7.5	2	3	1	13.30	East boundary bldg line wedged for 16487 views. 2 storey – 50% footprint
16489	7.5	2	3	1	12.50	N & E boundary bldg line 9m for 16490 views. 2 storey – 50% footprint
16490	7.5	2	3	1	14.20	South bldg line wedged for higher site. 2 storey – 50% footprint
16491	5	2	3	2	14.80	Road edge bldg line reduced to 5m for views towards 16474.
16492	9	2	3	1	15.00	North bldg line 9m for views from 16493. 2 storey – 50% footprint
16493	5	2	3	1	14.50	Road edge bldg line reduced for views towards 16462. 2 storey – 50% footprint
16494	7.5	2	3	2	14.50	
16495	7.5	2	3	2	14.50	
16496	7.5	2	3	2	13.60	
16497	7.5	2	3	2	13.50	
16498	7.5	2	3	1	14.50	2 storey – 50% footprint
16499	7.5	2	3	1	14.00	2 storey – 50% footprint
16500	7.5	2	3	2	15.50	
16501	7.5	2	3	2	15.50	
16502	7.5	2	3	1	16.25	NE bldg line wedged for 16503 views. 2 storey – 50% footprint
16503	7.5	2	3	1	16.80	2 storey – 50% footprint
16504	7.5	2	3	1	16.80	2 storey – 50% footprint
16505	7.5	2	3	1	16.85	2 storey – 50% footprint
16506	7.5	2	3	1	17.00	2 storey – 50% footprint
16507	7.5	2	3	1	17.20	2 storey – 50% footprint
16508	7.5	2	3	1	17.00	2 storey – 50% footprint
16509	7.5	2	3	1	16.50	2 storey – 50% footprint
16510	7.5	2	3	1	15.50	2 storey – 50% footprint
16511	7.5	2	3	1	14.50	2 storey – 50% footprint
16512	7.5	2	3	1	13.70	2 storey – 50% footprint
16513	7.5	2	3	1	15.70	2 storey – 50% footprint
16514	7.5	2	3	1	16.20	2 storey – 50% footprint
16515	7.5	2	3	1	16.50	East side wedged to give views to 16516. 2 storey – 50% footprint
16516	7.5	2	3	1	16.80	2 storey – 50% footprint
16517	7.5	2	3	1	16.60	2 storey – 50% footprint
16518	7.5	2	3	1	16.50	2 storey – 50% footprint
16519	7.5	2	3	2	16.50	
16520	7.5	2	3	2	16.30	
16521	7.5	2	3	2	16.50	
16522	7.5	2	3	2	16.30	Side boundary against 16523 to be 4.5m.
16523	7.5	2	3	2	16.30	
16524	7.5	2	3	2	16.50	
16525	7.5	2	3	2	16.50	

16526	7.5	2	3	2	15.00	West bldg line wedged for 16540, 16541 views.
16527	7.5	2	3	2	17.00	
16528	7.5	2	3	2	17.60	
16529	7.5	2	3	2	17.30	
16530	7.5	2	3	2	17.30	
16531	7.5	2	3	2	17.75	
16532	7.5	2	3	2	18.70	
16533	7.5	2	3	2	18.75	
16534	7.5	2	3	2	18.80	
16535	7.5	2	3	2	18.75	
16536	7.5	2	3	2	18.55	
16537	7.5	2	3	2	18.30	
16538	7.5	2	3	2	18.20	
16539	7.5	2	3	2	18.00	
16540	7.5	2	3	2	17.50	East bldg line wedged for 16540 views.
16541	7.5	2	3	2	16.50	
16542	7.5	2	3	2	17.50	
16543	7.5	2	3	2	17.50	
16544	7.5	2	3	2	17.75	
16545	7.5	2	3	2	17.65	
16546	7.5	2	3	2	17.55	
16547	7.5	2	3	2	17.55	
16548	7.5	2	3	2	17.60	
16549	7.5	2	3	2	17.35	
16550	7.5	2	3	2	17.25	
16551	7.5	2	3	2	17.20	
16552	7.5	2	3	2	17.00	
16553	7.5	2	3	2	16.30	
16554	7.5	2	3	2	15.50	

Notes: These restrictions attempt to maximize view opportunities across all sites.