

Elisenheim Lifestyle Village Estate

(Phase 1)

Windhoek, Namibia

Design Manual (DM)

Including Architecture, Urban Design & Landscaping
(Annexure A)

with Construction Specifications
(Annexure B)

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ANNEXURE A

Development and Design Controls and Guidelines for Elisenheim, Windhoek

Section A: Setting the Scene

1. Introduction

Elisenheim is a large development just north of Windhoek. It is not simply a dormitory housing area, accommodating commuters to and from town. The development will grow over time into an integrated small town in its own right, with the full range of activities and uses which this implies, while retaining a convenient functional relationship with the City of Windhoek, as well as close connections to the country-side.

A primary theme which runs through the design of the town is that of the dominance of nature and retaining the Namibian sense of place associated with the dramatic and beautiful undulating landscape, with the superb views which this affords.

The first phase of development is structured around a linear boulevard and park, through which the main scenic movement artery passes. The primary koppies are left undeveloped as elements of nature and they carry the feel of the natural landscape into the heart of the development. At the northern end of the approach road is a cluster of social facilities, including a church, gathered around a village green. This cluster will become the social heart of the initial scheme and will integrate the first phase with subsequent developments. The street system seeks to accommodate both pedestrian and cars. All units have car access. However, a system of smaller, pedestrian-dominated routes overlays the primary car grid and connects with the social hub.

The layout consciously seeks to promote a wide range of innovative architectural opportunities, wherever possible optimizing views.

2. The Purpose of this Document

This document outlines the development and design controls and guidelines for the single residential component of the first phase of the development. Its contents form part of the sales agreement: the document is contractually binding.

The administrative intention is to establish an aesthetic committee (the design review panel) from the outset to oversee the quality of the development and to administer the controls and guidelines outlined here. All plans for new development, as well as subsequent alterations and additions, must be submitted to, and approved by, this committee, the decisions of which are final.

The purpose of the controls and guidelines is to ensure the emergence over time of an unique, cohesive architectural and landscape character, appropriate to the beautiful but sensitive site. This process is in the interest of the homeowner: values of properties will be protected and enhanced through creating a coherent and extremely desirable product.

The scheme is made up of a range of basic house types, appropriate to various conditions on the site but within the general language of farm house architecture. Variation on these types, as well as the design of special units, may be negotiated with the developer's appointed architects. Any future alterations and additions must be undertaken by an architect registered with the Namibian Council of Architects and Quantity Surveyors. All costs associated with these plans, including the time costs of the negotiations, will be borne by the erf owner.

These guidelines are supplementary to the legal requirements of the local authority or designated peri-urban authority.

3. Structure of the Document

The document is structured into three sections. The first is this introduction. The second outlines the overall urban design, landscaping, and architectural controls which impact on the quality of the overall development and which define the relationship between buildings, the street and other forms of open space and adjoining buildings (Annexure A).

The third section describes construction specifications. These are presented in a spirit of transparency, to inform owners of the level of finish applied in order to achieve the best possible product within overall cost constraints. (Annexure B).

4. The Spirit of Development and Design Controls and Guidelines

Apart from the plan that has been prepared to guide the first phase of the development, it is also necessary to define controls and guidelines to give direction to the placing of housing units on the site and to guide architectural expression.

Controls and guidelines are not intended to restrict architectural design freedom unnecessarily. On the contrary, they seek to allow for as much expression of individual creativity and energy in improving the environment as possible. Nevertheless, it is necessary to place some restrictions on individual design freedoms to ensure that each individual building contributes to (and certainly does not detract from) the quality of the environment as a whole and to ensure that the actions of any one household do not impact unreasonably on the legitimate rights of others. The controls, in particular, seek to achieve a balance between the need to achieve diversity and a lack of monotony, on the one hand, and the need for a positive unity, on the other.

5. Main Principles Informing the Plan Enhancement

A number of principles have informed the “enhancement of the plan”. These are outlined here since they define the broader context within which all controls and guidelines should be viewed.

- (i) Respecting the integrity of the koppies and keeping them as undeveloped as possible.
- (ii) Respecting patterns of storm-water run off as the basis for ecological corridors and walkways.
- (iii) Seeking to maximize the continuities of green space.
- (iv) Clarifying the hierarchy of movement and streets.
- (v) Removing rear boundaries abutting major streets to increase surveillance.
- (vi) Reinforce the structure of the original plan and improving its spatial qualities.
- (vii) Improving landscape legibility, orientation and views overlapping with recreational amenity: for example, by linking facilities and recreational opportunities (koppies, ecological corridors, trails.)
- (viii) Providing strategic walkways, bicycle routes, viewing platforms and public spaces.
- (ix) Using different house types to create different street conditions and to maximize safety, security and social spaces through human surveillance (eyes over the street.)
- (x) Clarifying responsibilities regarding management, maintenance and related issues.

6. Design Philosophy and the Approach to Controls and Guidelines

The approach to control is minimalist: controls and guidelines are only applied to protect issues of public interest or the public good.

There are a number of public good issues which are relevant in the superb environmental setting of Elisenheim. Some of these are:

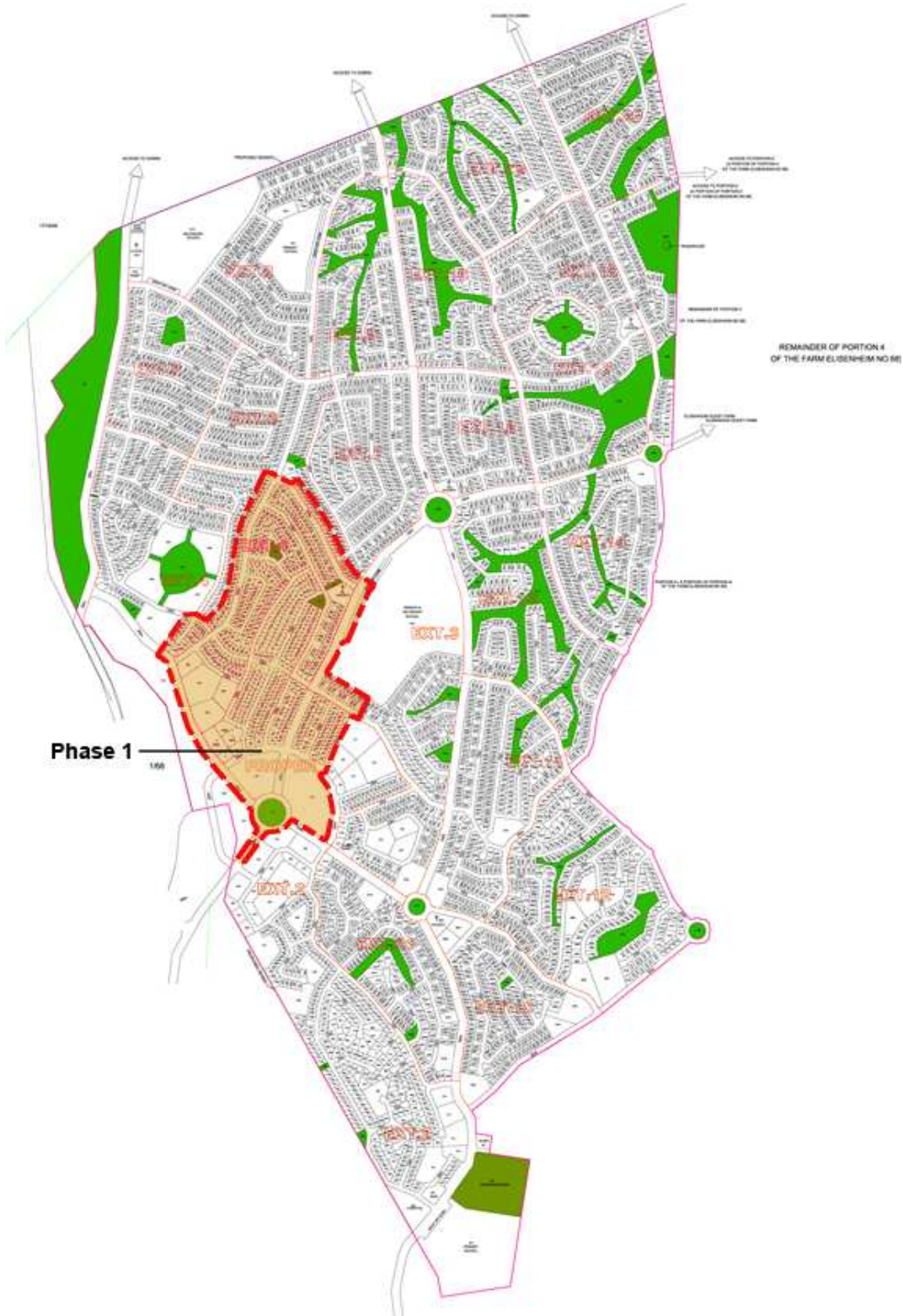
- **Defining public space.** The quality of the public spatial environment impacts on everyone. It is therefore important that each building contributes to the quality of the public space. An important dimension of public space is the street. Care has been taken to create qualities of 'street' (a multifunctional space accommodating many human activities, including movement) as opposed to 'road' (a conduit for motor cars). This has significance for the siting of buildings.
- **Reducing 'dead-edges' on streets and other forms of public space and promoting pedestrian over car dominance.** Important forms of potential dead-edges are high front walls and garages. This has implications for how vehicles and security are handled on the site.
- **Protecting the views of others.** Elisenheim offers magnificent views over a dramatic landscape. Everyone has a reasonable right to those views. This has implications for height and the permeability of external fencing.
- **Achieving sensitive architectural responses to local conditions.** These include topography, climate, water run-off and the need for shade. This has implications for the whole approach to architecture.
- **Ensuring appropriate responses to issues of sustainability.** These include the use of local materials, local water capture, alternative sources of energy, and the use of non-invasive (and, wherever possible, indigenous) vegetation, particularly trees. This has implications for landscaping and for services.
- **Maximizing surveillance.** It has been proven internationally that the largest single factor contributing to safety is human surveillance: eyes over space. This has implications for building lines, visual permeability of external fencing and the use of space-overlooking facilities such as verandahs ('stoeps') and balconies.
- **Finding a balance between the need for spatial coherence and the dangers of monotony,** when most buildings look and feel the same. This has implications for issues such as roof pitch angles, wall surface treatment, colour and the use of materials.
- **Respecting the privacy of neighbours.** This is pursued while at the same time contributing to a sense of community.

7. The Nature of Development Controls and Guidelines

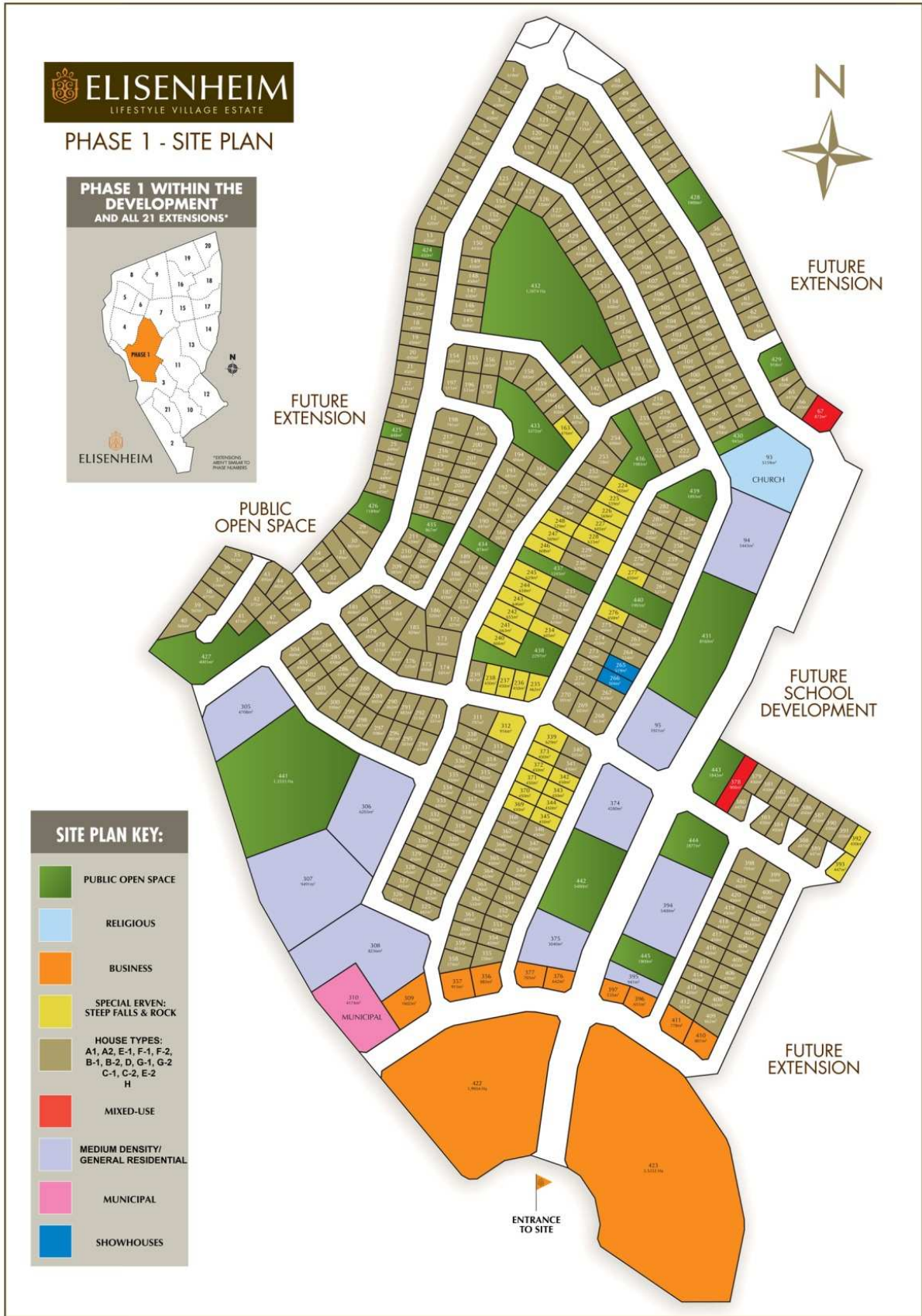
There is a distinction between controls and guidelines. Controls are mandatory: they must be respected. As stated, these are kept to the absolute minimum necessary. Guidelines are somewhat more flexible. They are serious suggestions drawn up in the interests of the specific scheme. There should be very strong alternative design or other factors for these to be overridden. Even in cases where the form evoked by the guideline is changed, the intent of the guideline, outlined above, should be respected and should inform the alternative.

8. The Integrating Spatial Diagram for Phase 1

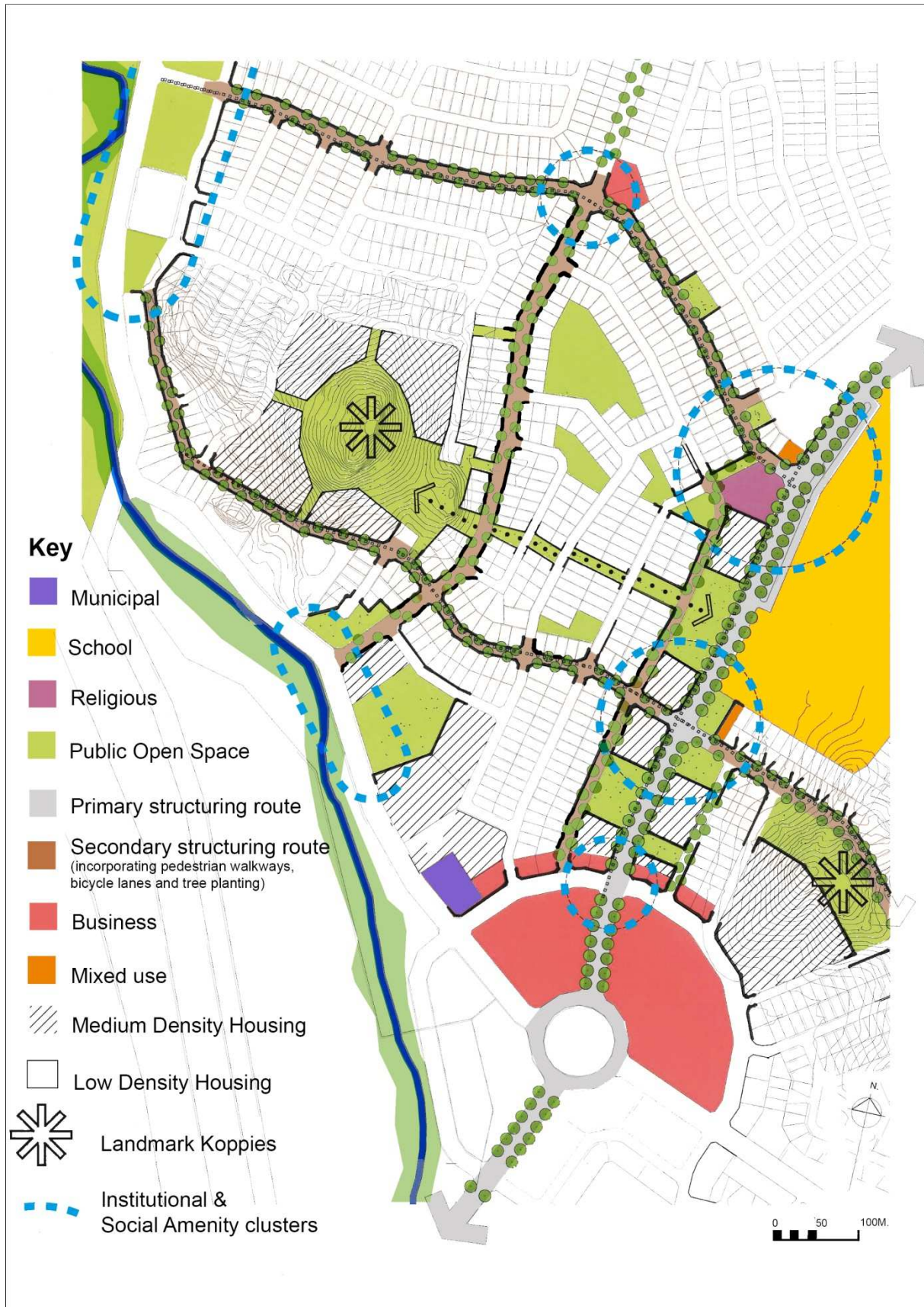
Phase 1 and its extent, in the context of the overall scheme, is identified in Drawing No.1 followed by the Site Plan with land uses indicated (Drawing No.2). The spatial diagram for Phase 1 (Drawing No.3) represents the performance-orientated elements to which the housing types should respond and, at the same time, reinforce. Considerations such as street hierarchy, sense of gateway, landmarks, communal green spaces, precinct and village characters, and different housing types give direction to the controls and guidelines.



Drawing 1: APPROVED CADASTRAL LAYOUT WITH PHASE 1 IDENTIFIED



Drawing 2: PHASE 1 SITE PLAN



Drawing 3: INTEGRATING SPATIAL DIAGRAM FOR PHASE 1

9. Building Form Types and Desired Character

The desired and intended character of the vision, and the contribution of the building types to the spatial form of the Phase 1 village is illustrated in Drawing No.4, while Drawing No.5 indicates the spatial distribution of the building types.

Drawing No.6(i) and (ii) identifies the generic range of building forms that contribute to the urban design intention and desired street quality and character. The building forms and house types are conceptually illustrated.

A list of the types as well as architectural plans of the generic types and their sub-sects are shown in Drawing No.7. The controls and guidelines relating to these are outlined in Section B.



Drawing 4: **THE VISION FOR THE PHASE 1 VILLAGE.**




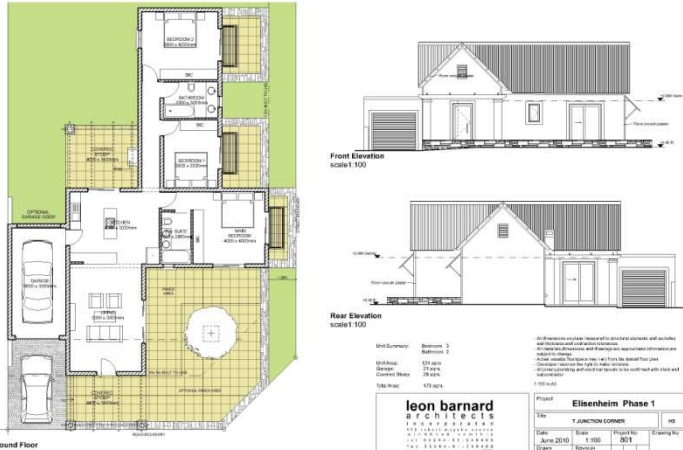
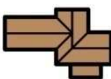





Drawing 5: SPATIAL DISTRIBUTION OF BUILDING FORMS

0 50 100M.

<p>Streetliner Buildings: SL</p>	<p>Type A-1</p> 	<p>Type A-2</p> 
 <p>ELISENHEIM LIFESTYLE VILLAGE ESTATE leonbarnard ARCHITECTS ARTIST IMPRESSION TYPE A1</p>	<p>Type E-1</p> 	<p>Type F-1</p> 
<p>Type F-2</p> 		
<p>Mid-block Gateway Buildings: MBG</p>	<p>Type C-1</p> 	<p>Type C-1</p> 
 <p>ELISENHEIM LIFESTYLE VILLAGE ESTATE leonbarnard ARCHITECTS ARTIST IMPRESSION TYPE C1</p>	<p>Type E-2</p> 	
<p>Corner Buildings: C</p>	<p>Type H-1</p> 	<p>Type H-2</p> 
 <p>ELISENHEIM LIFESTYLE VILLAGE ESTATE leonbarnard ARCHITECTS ARTIST IMPRESSION TYPE H2</p>		

Drawing 6i: RANGE OF UNIQUE BUILDING FORMS

<p>Suburban Buildings: S</p>  <p>ELISENHEIM LIFESTYLE VILLAGE ESTATE</p> <p>leonbarnard ARCHITECTS</p> <p>ARTIST IMPRESSION TYPE G1</p>	<p>Type B-1</p> 	<p>Type B-2</p> 
<p>T-junction Corner Buildings: TJC</p>  <p>Ground Floor scale 1:100</p> <p>Front Elevation scale 1:100</p> <p>Rear Elevation scale 1:100</p> <p>leonbarnard ARCHITECTS</p> <p>Elisenheim Phase 1 T-JUNCTION CORNER</p>	<p>Type H-3</p> 	
<p>T-junction End Buildings: TJE</p>  <p>ELISENHEIM LIFESTYLE VILLAGE ESTATE</p> <p>leonbarnard ARCHITECTS</p> <p>ARTIST IMPRESSION TYPE E1</p>	<p>Type E-3</p> 	
<p>Special Sites: (Specific to each site because of topographical constraint)</p>	<p>SS</p> 	

Drawing 6ii: RANGE OF UNIQUE BUILDING FORMS

LIST OF BUILDING TYPES

Type 1: Streetliners

Type A-1 (Single storey; 15m street frontage)

Type A-2 (Single storey; 15m street frontage)

Type E-1 (Double storey; 15m street frontage)

Type F-1 (Single storey; 15m street frontage)

Type F-2 (Single storey; 15m street frontage)

Type 2: Suburban Buildings

Type B-1 (Single storey; 15m street frontage)

Type B-2 (Single storey; 15m street frontage)

Type D-1 (Single storey; 25m street frontage)

Type G-1 (Single storey; 20m street frontage)

Type G-2 (Single storey; 20m street frontage)

Type 3: Mid-Block Gateway Buildings

Type C-1 (Single storey; 15m street frontage)

Type C-2 (Double storey; 15m street frontage)

Type E-2 (Double storey; 15m street frontage)

Type 4: Corner Buildings

Type H-1 (Single storey; double street frontage)

Type H-2 (Double storey; double street frontage)

Type 5: T-Junction Buildings

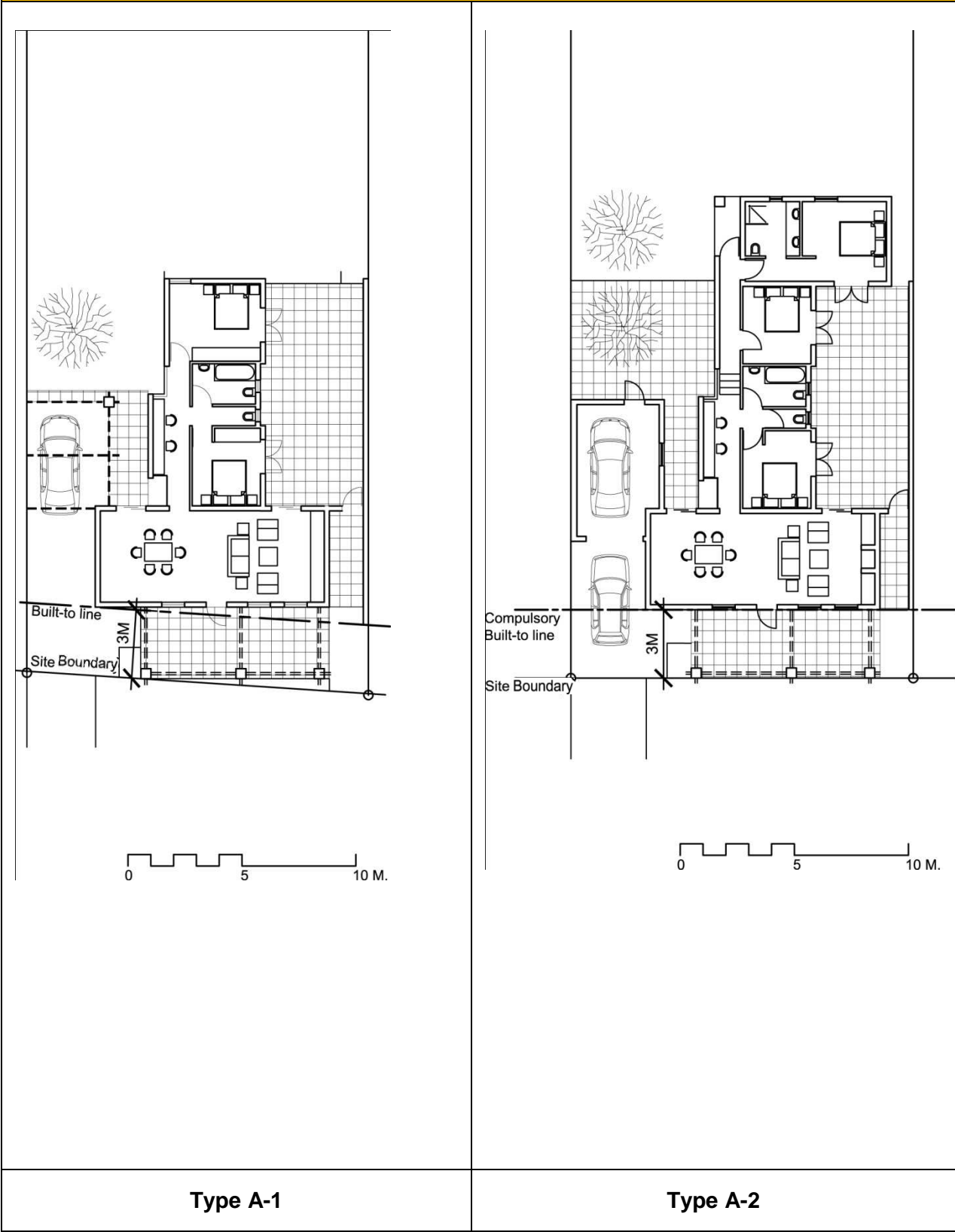
Type E-3 (T-junction End; double storey, 15m street frontage)

Type H-3 (T-junction Corner; single storey, double street frontage)

Special Sites

Specific to each site because of topographical constraint

Street Liner Buildings

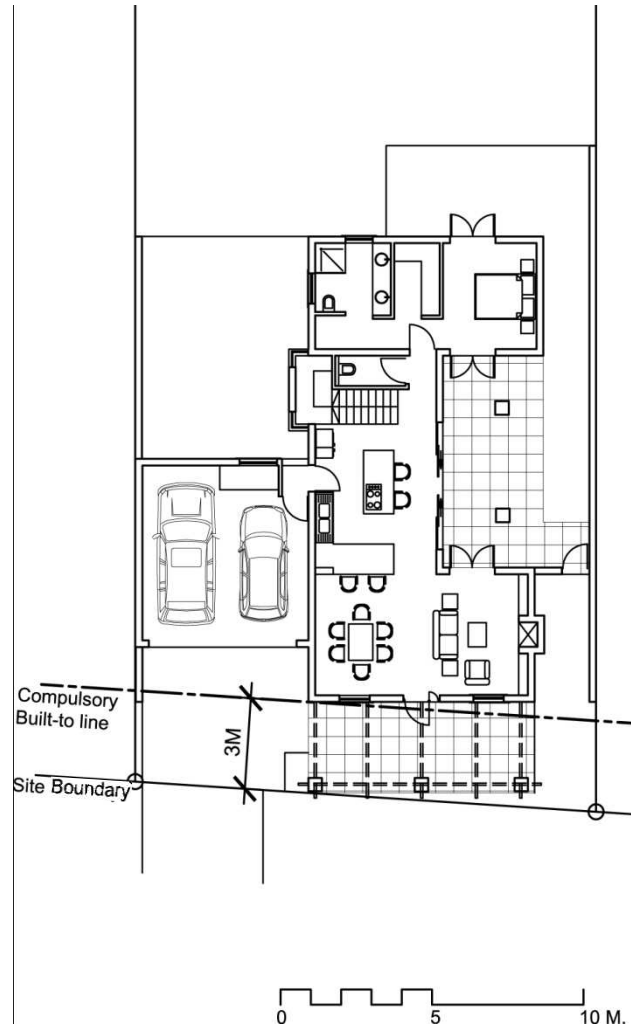


Type A-1

Type A-2

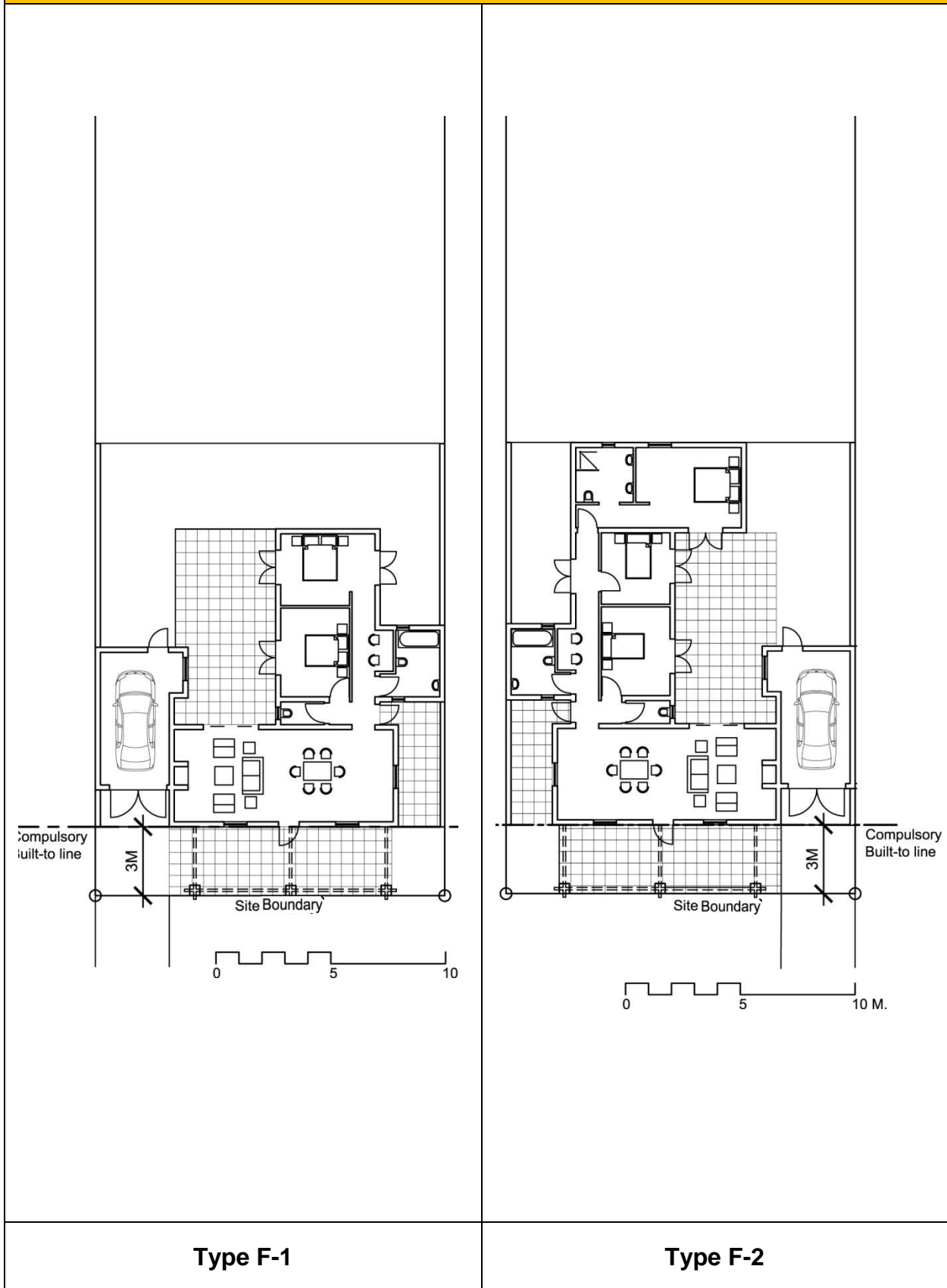
Drawing 7Ai: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

Street Liner Buildings

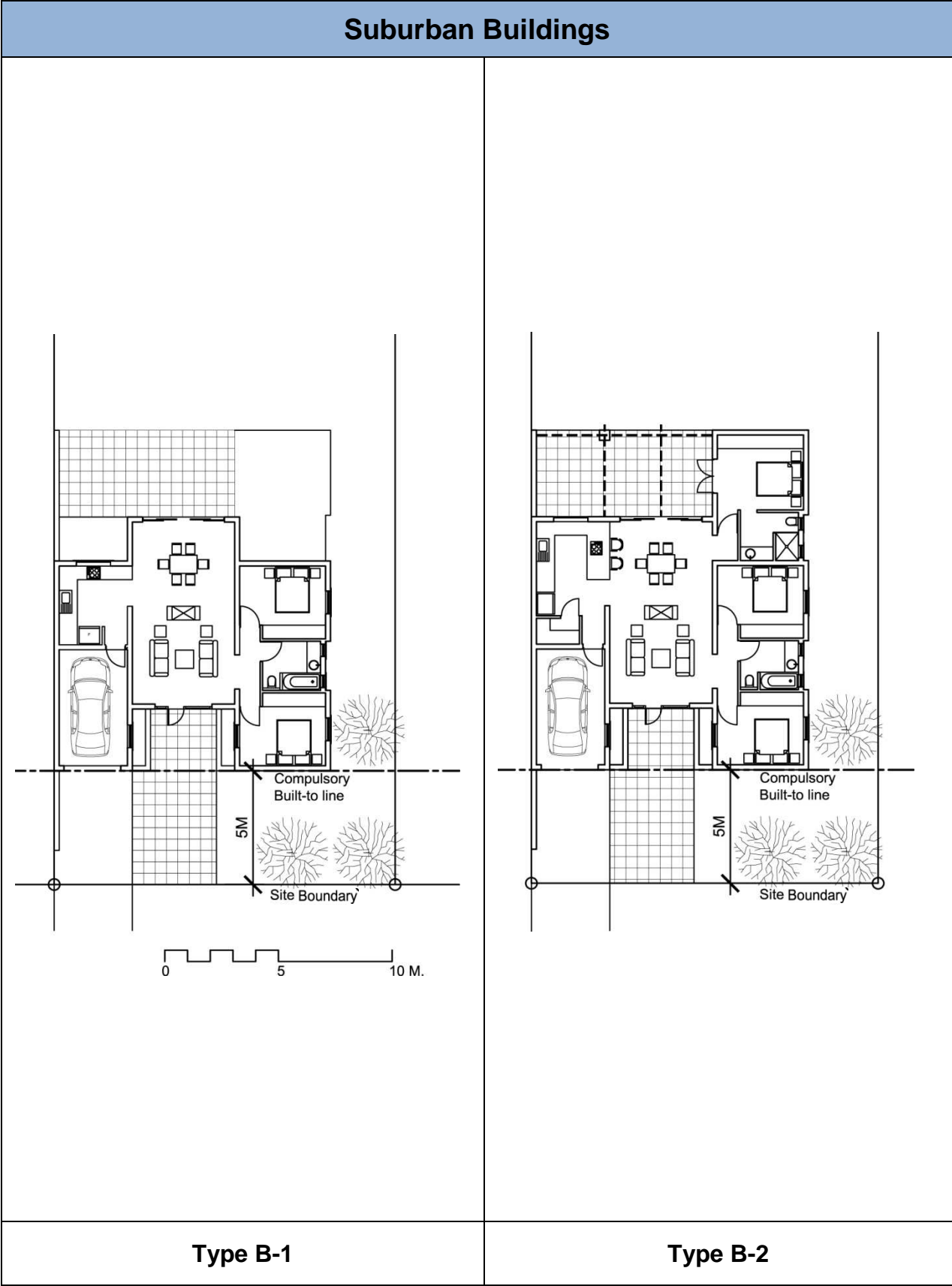


Type E-1

Street Liner Buildings

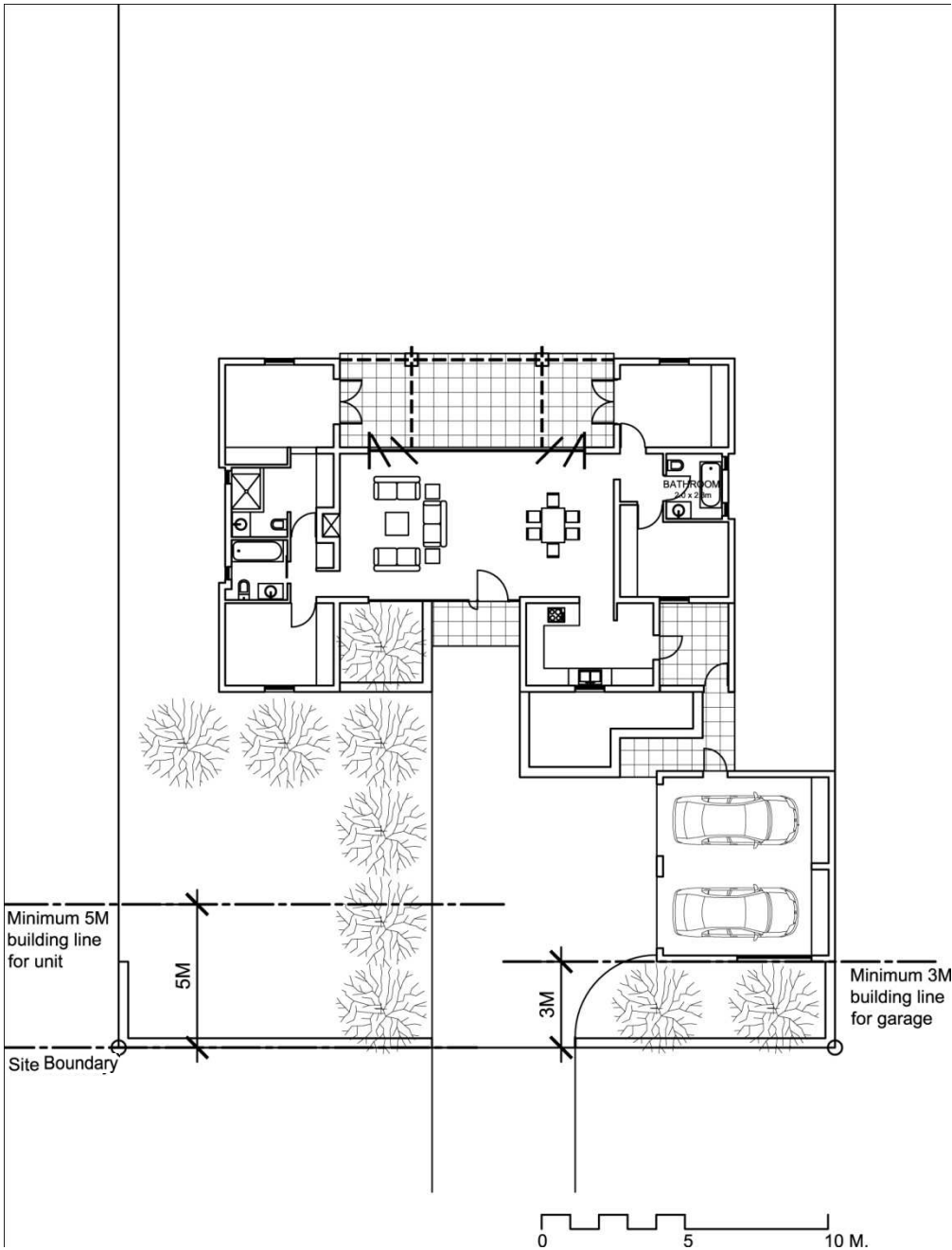


Drawing 7Aiii: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)



Drawing 7Bi: **THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES** (NOTE: copy of final drawings available at Developer's office)

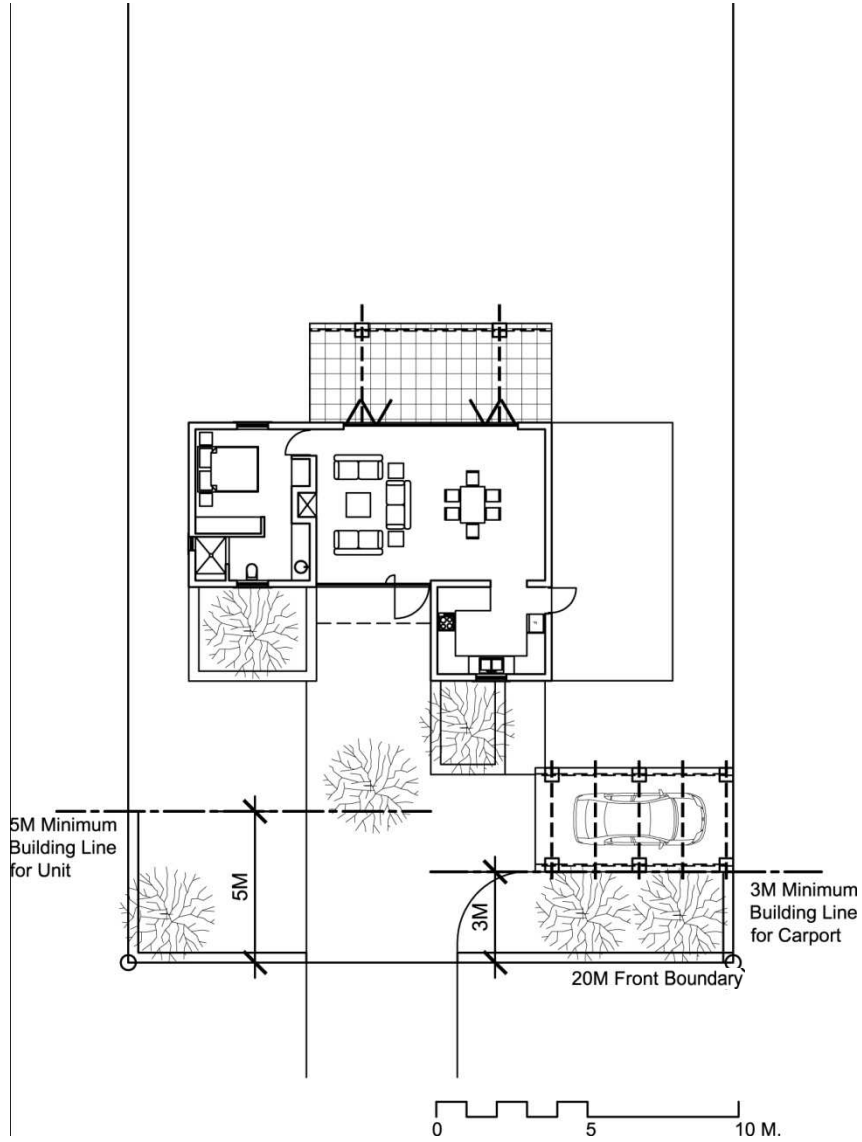
Suburban Buildings



Type D-1

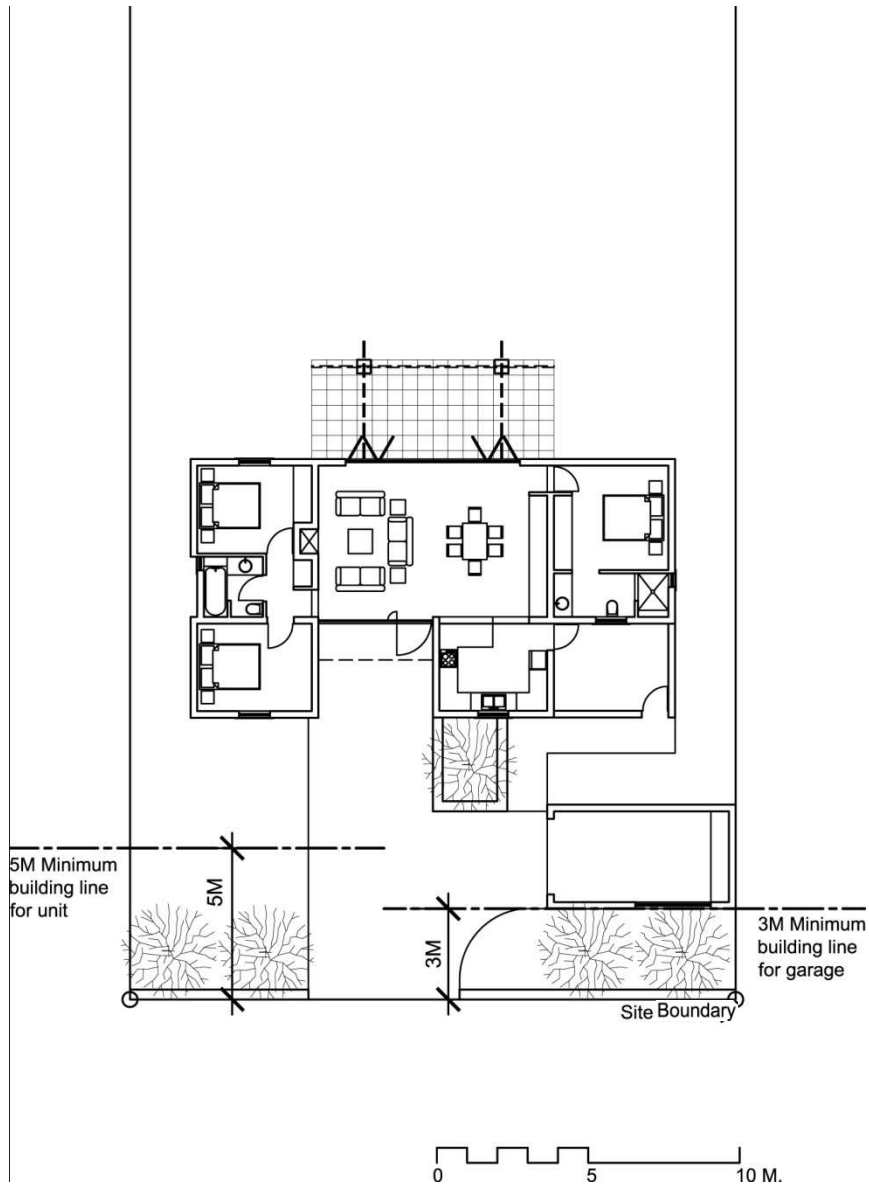
Drawing 7Bii: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

Suburban Buildings



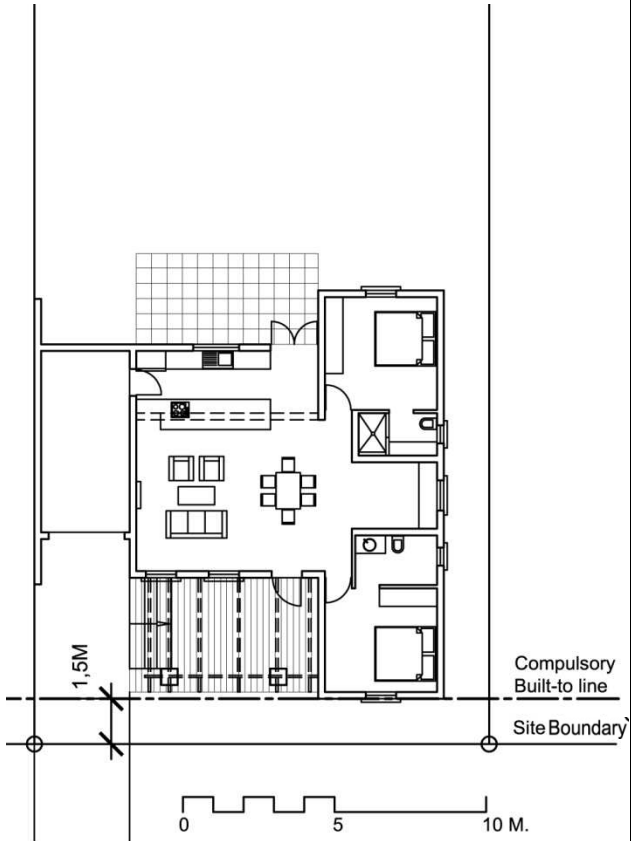
Type G-1

Suburban Buildings

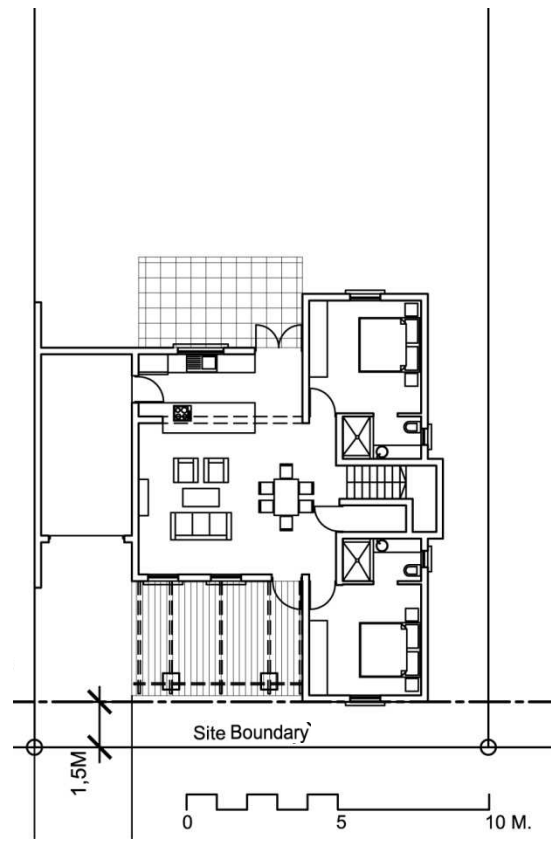


Type G-2

Mid-block Gateway Buildings



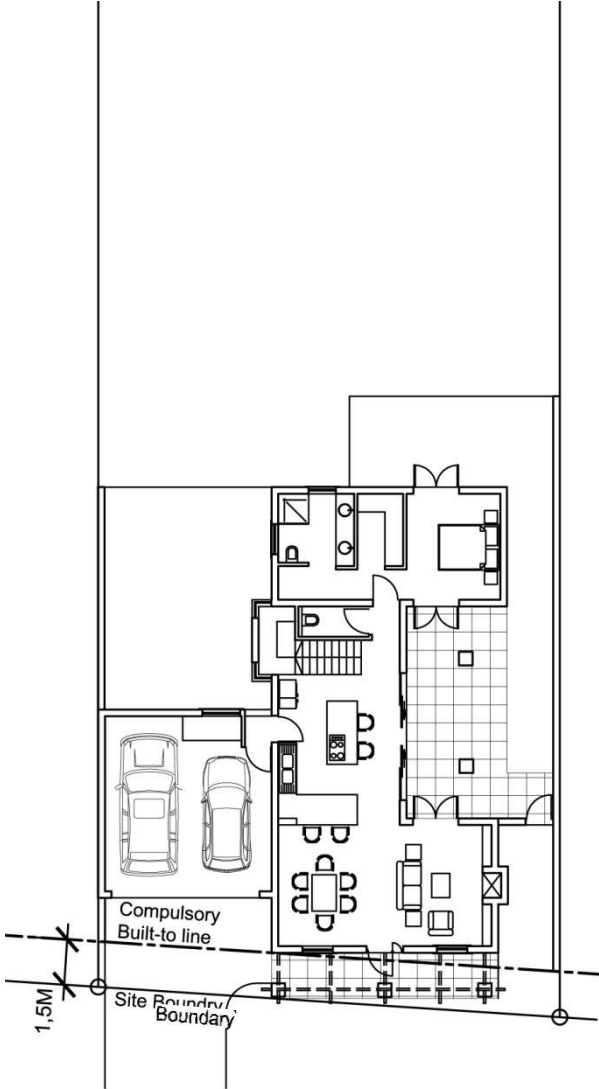
Type C-1



Type C-2

Drawing 7Ci: **THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES** (NOTE: copy of final drawings available at Developer's office)

Mid-block Gateway Buildings

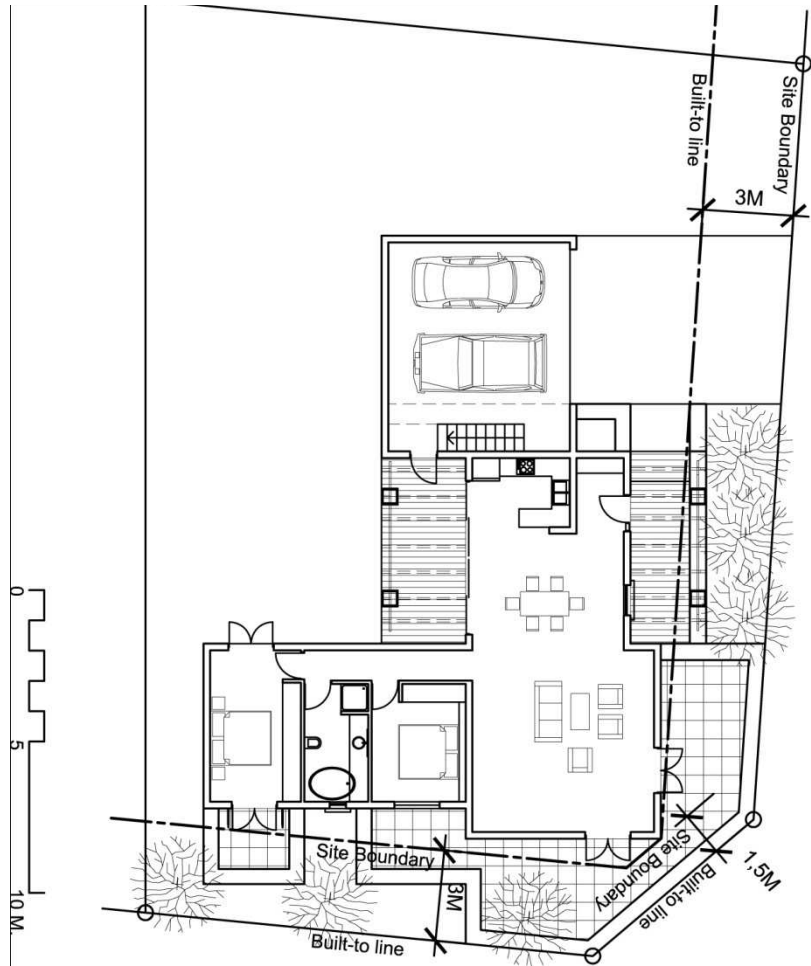


0 5 10 M.

Type E-2

Drawing 7Cii: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

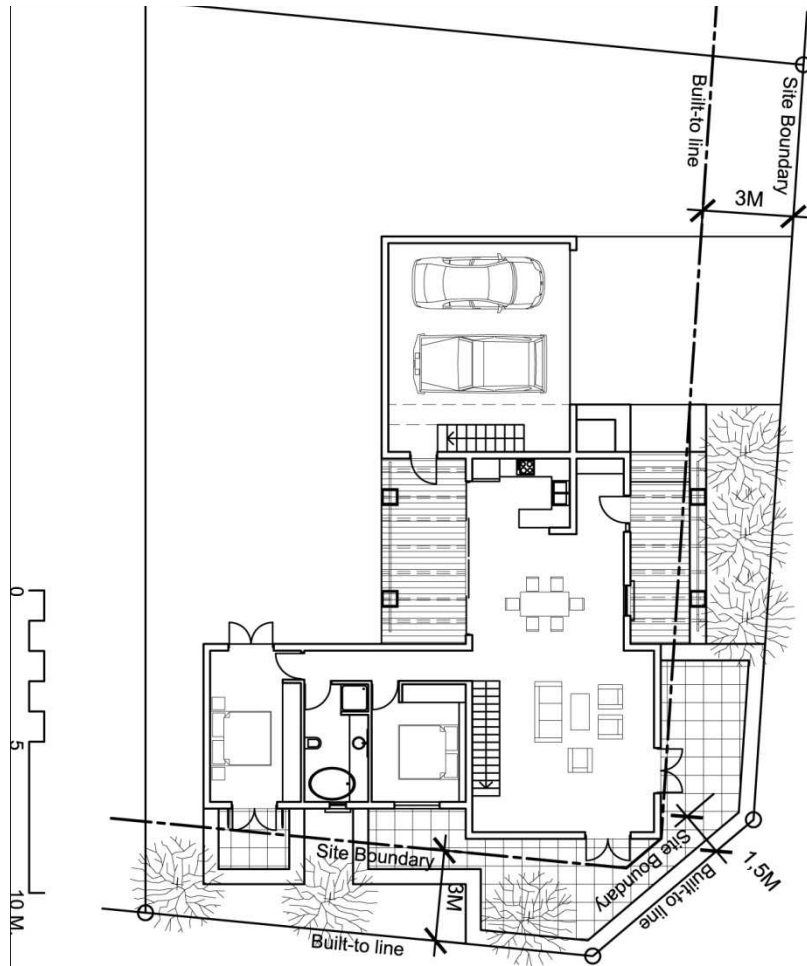
Corner Buildings



Type H 1

Drawing 7Di: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

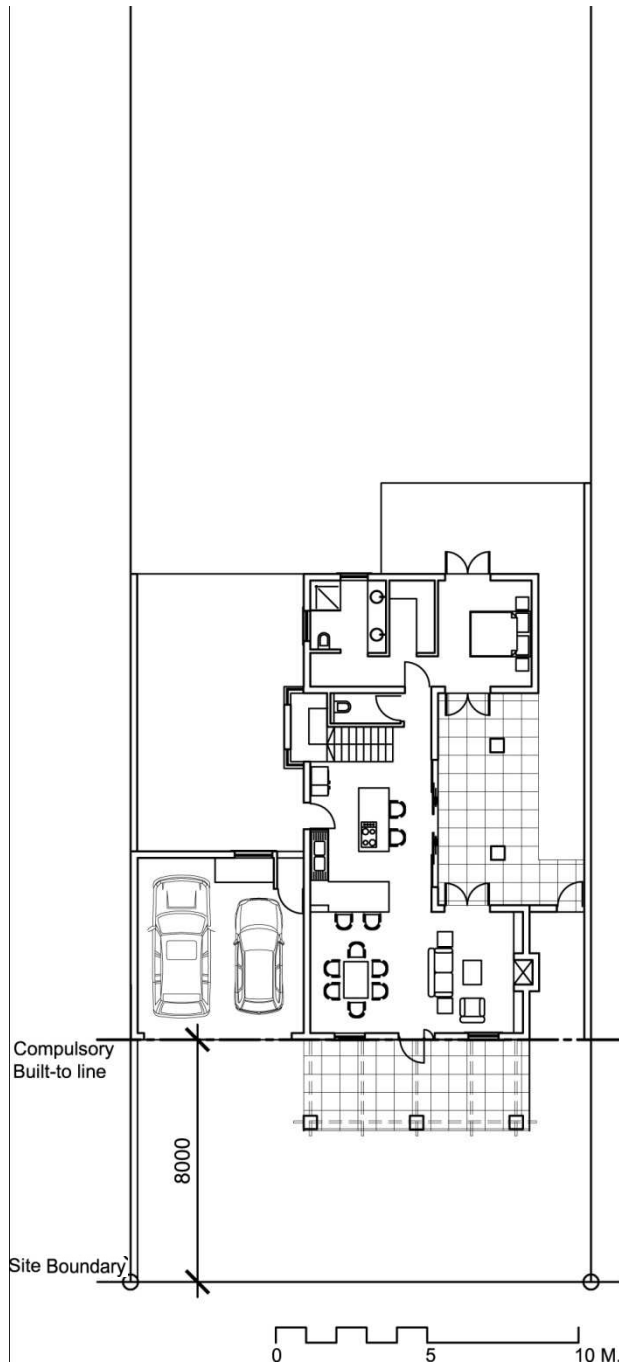
Corner Buildings



Type H 2

Drawing 7Dii: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

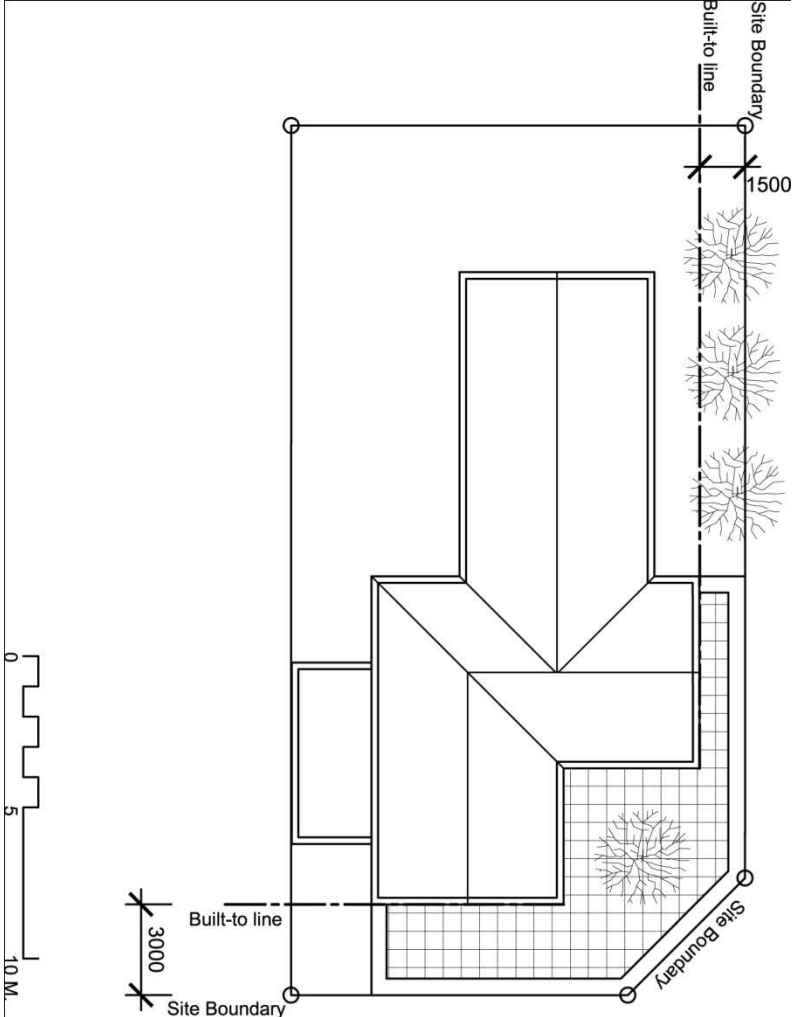
T-junction Buildings



Type E 3

Drawing 7Ei: **THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES** (NOTE: copy of final drawings available at Developer's office)

T-junction Buildings



Type H 3

Drawing 7Eii: THE ARCHITECTURAL PLANS OF THE DIFFERENT TYPES (NOTE: copy of final drawings available at Developer's office)

Section B: Urban Design and Architectural Controls

This section defines the main urban design controls and guidelines under a number of headings:

1. Coverage and Size

Intent To prevent over-development of the site; to avoid minimal incremental units; to ensure private outdoor space.

- Maximum coverage of the site may not exceed 50%
- No second dwellings, such as granny flats, will be allowed where the second dwelling and the main house exceeds 50% coverage. Where a second dwelling is allowed, it must bear an identifiable relationship with the main house (for example, by making a court) and it may not be used as a motivation for future sub-division. Materials and roof profile should match the main house.

2. Building lines

Intent To ensure a positive relationship between the unit and the street, to maximize privacy to the rear; to allow for storm-water run-off; to respect fire regulations; to allow on-site parked vehicles to penetrate to the back of the plot off the street and past the face of the front of the unit; to allow for on-site visitor parking; to protect the privacy of neighbours.

Relationship of dwelling unit to front boundaries:

(This varies according to the house typology.)

Type 1: Streetliners

Type A-1 (Single storey; 15m street frontage)

Compulsory 3 meter build-to line from site boundary. 3 meter wide covered stoep to the boundary.

Type A-2 (Single storey; 15m street frontage)

Compulsory 3 meter build-to line from site boundary. 3 meter covered stoep to street boundary.

Type E-1 (Double storey; 15m street frontage)

Ground floor - Compulsory 3 meter build-to line from site boundary.
- Covered verandah 3 meters to site boundary

First Floor - Compulsory 3 meter build-to line from site boundary.

Type F-1 (Single storey; 15m street frontage)

Compulsory 3 meter build-to line to front boundary. 3 meter covered verandah to street boundary.

Type F-2 (Single storey; 15m street frontage)

Compulsory 3 meter build-to line to front boundary. 3 meter verandah to front boundary.

In the case of all streetliner buildings parking to the side. No garages to protrude beyond the front face of the building.

Type 2: Suburban Buildings

Type B-1 (Single storey; 15m street frontage)

Minimum 5 meter set-back from front boundary. Attached garage not to be closer than 5 meters from front boundary. Stone walls should be used on front boundary for an area not exceeding 50 % of the boundary. All stone walling to be returned at least 3 meters alongside side boundaries.

Type B-2 (Single storey; 15m street frontage)

Minimum 5 meter set-back from front boundary. Attached garage not to be closer than 5 meters from front boundary. Stone walls should be used on front boundary for an area not exceeding 50 % of the boundary. All stone walling to be returned at least 3 meters alongside side boundaries.

Type D-1 (Single storey; 25m street frontage)

Minimum 5 meter set-back from front boundary for dwelling. Minimum 3 meter set-back from street boundary for garage. No garage door on the front. Stone walling to be used on not more than 50% of the front boundary and should be returned a minimum of 3 meters alongside boundaries.

Type G-1 (Single storey; 20m street frontage)

Compulsory building line set-back of 5 meters from the front boundary. Car port should not be closer than 3 meters from front boundary. Car port may not be entered directly from the front. Stone walls to be used on not more than 50% of front boundary and the walling should be returned at 3 meters along the side boundaries.

Type G-2 (Single storey; 20m street frontage)

Minimum 5 meter set-back building line for dwelling from front boundary. Garage should not be less than 3 meters from front boundary. Garage door may not open up directly to the front boundary. Stone wall to be used on not more than 50% of the front boundary.

Type 3: Mid-Block Gateway Buildings

Type C-1 (Single storey; 15m street frontage)

Compulsory build-to line 1,5 meters from front boundary. Stoep to be extended by low stone wall (to allow for seating) to the front boundary. Garage to be set-back to the side of the dwelling unit to allow for on-site visitor parking.

Type C-2 (Double storey; 15m street frontage)

Compulsory build-to line 1,5 meters from front boundary. Stoep to be extended by low stone wall (to allow for seating) to the front boundary. Garage to be set-back to the side of the dwelling unit to allow for on-site visitor parking.

Type E-2 (Double storey; 15m street frontage)

Compulsory build-to line 1,5 meters from front boundary on ground floor. Stoep to be extended to front boundary. On first floor, 1,5 meter set-back from front boundary with compulsory cantilevered balcony to street boundary. Garage to be set-back on side boundary to allow for on-site visitor parking.

Type 4: Corner Buildings

Type H-1 (Single storey; double street frontage)

Type H-2 (Double storey; double street frontage)

Compulsory 3 meter set back from both streets. Preferred 3 meter stoeps on both streets. Street-facing corner of the dwelling compulsory 1,5 meter set-back from splayed stone wall defining the corner. Preferred double storey to corner element only. If single storey, unit should reflect its corner defining function. Garages should preferably be set-back a minimum of 5 meters from the boundary to allow for on-site visitor parking.

Type 5: T-Junction Buildings

Type E-3 (T-junction End; double storey, 15m street frontage)

The purpose of this type, which occurs on the terminating end of the T-junction street is to create a space into which the vista terminates. The set-back from the main (non-terminating) street is 8 meters with a covered three meter wide stoep

leaving 5 meters to the front boundary. The garage front should be aligned with the main house frontage, in order to assist in defining the space.

Type H-3 (T-junction corner; single storey, double street frontage)

The purpose of this type, which occurs on both corners of the terminating street, is to pinch the street end, in order to announce the space. This type should be seen to work with Type E-3. The set-back on the short street side should be 1.5 meters. The set-back on the long street side is 3 meters. A low stone wall should be used to define the splayed street corner.

Special Sites:

These are sites where the topographical condition does not allow for a pre-defined relationship with the street or where the unit overlooks open space. As a general rule, when the steep slope is upward, parking should occur under the dwelling. In these cases, balconies overlooking the street space are compulsory. When the direction of slope is downwards, parking should occur at street level with steps leading down to the dwelling. The garage should not exceed 6 meter width with a 4.5 meter forecourt space for visitor parking.

In cases where houses overlook open space, the front fencing must be transparent and devices which promote surveillance over the site (such as balconies) should be encouraged.

In steeper conditions, where it is not possible for the unit to relate directly to the street, the street line should be continued through one or a combination of: trees or hedges; visually transparent fencing; low stone walls which pick up on the materials used in adjacent stoeps. Where walling is used, this should not be more than 50% of the site boundary.

No precast walling is allowed.

Dwelling Units to Side Boundaries:

- Side spaces on the car entry side of the house should be 3 meters to allow for a front garage or for cars to penetrate to the back of the site.
- Where garages are built to the side boundary wall, at least 1 meter should be allowed on the other side for storm-water run-off excepting units F1 & F2.
- Side walls are only allowed in places whereby they parallel the abutting unit and directly related outdoor spaces where privacy is required. Walls may not exceed 1.8 meters in height.
- Only low stone walls, transparent fencing and planting between the front face of the building and the street boundary is allowed.
- When the frontage is 15 – 19 meters, a 1.5 meter set-back from the boundary edge is required on the side where the house abuts neighbours. When the frontage is 20 meters or more, a minimum set back of 3 meters from side boundary wall is required.

Relationship of Dwelling Unit to Rear Boundaries:

- Only transparent fencing and planting along rear boundaries in order to retain long views.
- No braai facility to be attached to any wall abutting a neighbour, except when the erf abuts an open space.
- Swimming pools must have a minimum of a 1.5 meter walkway on all sides for safety reasons.

3. Building Form and Shape

Intent *To promote a traditional 'farm house' form of architectural language.*

- Singular or composite rectangular forms are required.
- Rectangular forms may be off-set at any angle relative to the erf boundary but may not be at different angles to each other.
- If the unit has different angles, the building should align with at least one boundary line.
- The main body of the building should not exceed 7 meters in width and attached structures should not exceed 5.5 meters in width.
- Principles of 'green architecture' should be pursued and the use of roof rainfall capture through tanks and solar energy is strongly encouraged (Gutters: to be confirmed). Shade should be maximized.

4. Height

Intent *To create landmarks; to optimize surveillance over public space; to protect and frame views; to define strategic and important streets and spaces positively.*

- All units: Maximum two storeys
- Corner buildings of superblocks: Guideline preferred height is two storeys
- Screen walls to drying yards: 1.8 meters but not exceeding 2.2m.
- Internal fireplace chimneys: 1 meter clear above the ridge of the roof.

5. Roof Pitch and Materials

Intent *To prevent monotony (sameness) while still establishing coherence (unity).*

- A range of roof pitches should be encouraged, with a maximum slope of 45°.
- All secondary roofs are lean-to roofs (single pitch roof with higher side fixed or leaning on a part of adjacent built form) or low angled roofs concealed between parapet walls.
- Materials
 - corrugated iron for all pitches
 - concrete slab for wall and parapet architecture
 - no reflective textures
 - colours and finishes as per external finishes schedule. (Annexure B)

6. Wall finishes

Intent *To ensure cohesion and common character*

- Texture: tinted plaster or local stone
- Colour: natural colours as per approved palette. No extreme colours.

7. Landscaping

Intent *To enhance the indigenous character of the place; to protect natural veld; to encourage continuity of the natural system and ecological corridors. The infrastructural landscape is used to reinforce the spatial framework of the urban design, as does the conservation of sensitive natural landscapes.*

- No invasive exotic vegetation
- No protected trees such as Camelthorn may be felled on sites.
- No trees over 100mm in stem diameter may be felled on sites without the developer's permission.
- Recommended use of indigenous plant types and non invasive regional species (see recommended list available at Developers office).
- Many of these plants will be available at the Elisenheim Nursery for private use (more information to follow from Developer's office)

Guidelines

- Local natural stone and textures strongly encouraged
- Swimming pool backwash to go to sewer
- Hedges of indigenous plants are generally encouraged for shade.
- If not part of the infrastructure, verges can be grassed by adjacent owners, with the consent of the home-owners association. All maintenance thereafter is the responsibility of the individual home-owner
- Group / high density housing schemes to submit a landscape masterplan for approval by developers, including adjacent verges (if not covered by the infrastructural landscaping).

8. Building Attachments

Intent To remove visual clutter.

- Attachments to buildings, such as TV dishes and air-conditioning units to be placed in visually unobtrusive places and should not be visible from the road. Only one dish per house allowed
- All signage to be small and discrete (no signs larger than 300mm). House numbers not to exceed 150mm in height. Individual house names not to exceed 300mm in height.
- No signage to overhang public space or public rights of way
- Chimneys at the centre of the gable should not be more than 1000mm above the ridge. Chimneys on other parts of the roof should not be more than 1000mm above the roof on its shortest side

Guidelines

- TV discs should not be larger than the standard supplied DSTV.
- Services and vent pipes should preferably be concealed in vertical ducting within the wall plane of the building.
- Air conditioner and condenser units should be installed at ground level and should be screened from view.
- Use of solar systems for heating water is strongly encouraged.
- Retaining walls should be clad with a dry packed stone wall to developer's architects detail
- All clothing lines must be concealed from public view within a drying yard

9. External Lighting

Intent To prevent intrusion into the rights of neighbours

- No external flood lights
- All external garden and house identification illumination to be of specified low level fittings

Guidelines

- An approved light fixture may be installed to illuminate house numbers.

10. Outbuildings

- Outbuildings should only occur to the rear of the main house.
- Materials used should be the same as that used in the main house or in the stone walls.
- Roof profiles should be the same as the main house.

Guidelines

- Outbuildings are not encouraged.

11. Garages and Carports

- Garages or carports may not protrude beyond the front face of the building, except in the case of suburban units.
- In the case of suburban units, garage doors should not face directly onto the street and carports should be set back a minimum of 3 meters from the street.
- Materials used in the garages should be the same as the main house or stone boundary walls.
- Garage roofs may form part of main plan form of the dwelling and should then be roofed under the same roof as the main building.
- Free-standing garages must have a flat or low mono pitch roof, concealed behind a parapet wall.

No pre-manufactured carports will be allowed.

- Carports must be pergola type structures with latte. The following materials should be used:
 - Gumpoles, with latte, shade cloth or iron sheeting.
 - Stone plinth with gumpoles, latte, shade cloth or iron sheeting.
 - Masonary plinth with gumpoles, latte, shade cloth or iron sheeting.

Guidelines

- The growth of vines on pergolas is encouraged.
- Transparent sheeting and shade cloth is allowed, provided that it is incorporated into the design of the carport.

12. Extensions and Additions

- Only to the rear of the dwelling
- Materials and architectural character to match the primary dwelling.