

## **BUILDING GUIDELINES**

### **APPLICABLE TO DEVELOPMENT OF ERVEN 1710 – 1755, 1757 – 1838 and 1914 - 1923, WILLOWMORE**

#### **INTRODUCTION**

1. The main objective of the development of Willowmore is the provision of a high quality lifestyle for residents and the purpose of these guidelines is to protect this lifestyle.
2. Willowmore Municipality will be requested to approve and enforce these guidelines.

#### **DESIGN THEME**

In general, the aim of the guidelines and conditions is to avoid harsh contrasts and to encourage sensitive design in order to create harmony between the buildings and their environments.

While freedom of individual expression is permitted in terms of choice of aesthetic treatments and landscaping lay-outs, this will necessarily be limited by those controls which are considered to be mutually advantageous to all owners.

In order to achieve these objectives, it is hereby recorded that all owners shall be bound by the conditions set out below.

#### **GENERAL CONDITIONS: ARCHITECTURAL GUIDELINES**

##### **1. SUBMISSION OF PLANS**

1. Sketch plans, together with the site plans must be submitted to the local municipality for consideration and approval.
2. Plans submitted are to include the following:
  - Site plan
  - All floor plans
  - All elevations
3. The architectural character of the house will be considered in relation to that of other houses in the area, as well as the aesthetic appearance and the proposed siting of the building.
4. Nothing contained herein shall be construed as permitting the contravention of the conditions of title to any part or any by-laws or regulations of the administration of the Willowmore Municipality.

##### **2. BUILDING COMPLETION**

Once construction has commenced, the building shall be completed within 12 months of the commencement date.

### 3. ZONING CONDITIONS

1. Coverage/FAR  
The maximum coverage and floor area ratio (FAR) of any building is to comply with the Willowmore zoning scheme/density policy.
2. Building Height  
Single- and double storey dwellings are permitted.
3. Building lines  
All habitable structures must be confined within the prescribed building lines.

### 4. ARCHITECTURAL REQUIREMENTS

1. General
  - External finishes and colours must be indicated on sketch plans.
  - No temporary structures will be permitted.
  - No farming will be permitted.
  - The individual owners of the properties must provide for their own septic tanks to accommodate sewerage requirements.
2. Architectural style
  - Pitched roofed styles.
  - Victorian styles are acceptable
  - **Specific exclusions: Buildings constructed entirely of fibre cement, prefabricated buildings or flat roofs.**
3. Schedule of finishes
  - Pitched roofs will be permitted, covered with tiles, thatch or Metal-roof sheeting.
    1. Colours permitted will be black or heritage green
  - Preferred external wall finishes:
    1. Painted plaster
    2. Bagged and painted brickwork
    3. Natural stone
    4. Face brick
  - Landscape elements
    1. Existing indigenous plant species should be maintained as far as possible.
    2. Only accepted import species will be allowed.