

## SCHEDULE 4

### Development Principles

#### FAIRWAY PALMS – DEVELOPMENT PRINCIPLES

#### **BUILDING**

##### **Building lines except for tennis courts:**

*Front boundary (ie road boundary):* There is to be a minimum set back of 6 metres on all sites.

*Rear boundary:* There is to be a minimum set back of 7.5 metres where the boundary abuts body of water and 4.5 metres where the boundary does not abut water.

*Side boundary:*

- (i) Minimum set back is to be 3 metres from one boundary;
- (ii) Minimum set back from the other side boundary then may be:
  - (a) if the dwelling is single storey, 1.5 metres;
  - (b) if the dwelling is double storey 2.5 metres;

##### **Building height**

Maximum height of dwelling is to be 8.5 metres.

Dwellings are to be not more than two storeys.

Maximum height of accessory buildings is to be 2.5 metres.

Accessory buildings are to be not more than one storey.

##### **Site coverage**

For 1 storey buildings, site coverage is not to exceed 45%.

For 2 storey buildings, site coverage is not to exceed 35%.

##### **Building gross floor area to lot area ratio**

This ratio is not to exceed 45%.

##### **Parking and driveways**

Two covered parking spaces are to be provided for each dwelling on a lot.

Driveways and uncovered parking spaces are to be paved with good quality paving material

The driveway between the thoroughfare kerb line and the lot boundary is to be paved in similar material to that used in the construction of the 'island' and right of ways within the roading of the subdivision; gravel and other loose surfaces are not permitted.

## **Garage Doors**

Garage doors are to be of a high standard.

Garages preferably are to be side entry, that is, not straight off road.

## **Fences**

Each lot may be fenced to a maximum height of 1.8 metres along side boundaries up to the line of the front of the building facing the road.

Where a side boundary abuts water, the fence is to be stepped down 4.5 metres from rear boundary to a maximum height of 1 metre.

Fences are to be constructed to first class design and workmanship with finish and colour complimentary to that of the buildings on the lot.

Screening of front and rear boundaries by planting is encouraged.

## **Courtyards**

The creation of courtyards is encouraged.

## **Storage facilities**

Structures which are visible from outside the lot and are used to store equipment must be screened.

## **Building materials and colour control**

Exterior cladding should be smooth plaster or timber finish.

All block work should be plastered.

Timber may be rusticated weatherboards or board and batten finish.

Brick is allowed if painted in accordance with the colour palette.

Exterior colours should be within the colour range of pastel to muted earth tones.

Vibrant primary colours will not be permitted as an exterior wall cladding colour.

Fascia boards, trim and exposed metalwork should be colour coordinated with the balance of the building.

Unpainted metal work is not permitted.

All roofs should be timber shakes, shingles or long-run colour steel.

Fences, storage facilities and accessory buildings should be colour coordinated with the main dwelling on the lot.

Reflective glazing or excessively - tinted glass is not permitted.

### **Meters and Services**

All external meters and services are to be fully screened and enclosed.

### **Exterior light fittings**

All exterior light fittings are to be of first class quality and design.

### **Tennis courts**

All tennis courts are to be not less than 3 metres from any lot boundary.

The area between the boundary line and the tennis court should be planted with a dense species of plants and shrubs.

The tennis court may not be floodlit.

### **Refuse enclosures**

Refuse enclosures are to be located near the front gate for collection on refuse collection days.

### **Air conditioning plant**

Any air conditioning plant located outside a building must be insulated to minimise noise and, where visible from outside the lot, be screened.

### **Television satellite dishes**

No satellite dish is to be erected on any lot.

### **Boat Moorings**

Boat moorings are not allowed in waterways adjoining lots.

## **LANDSCAPING**

### **Philosophy**

The presentation and standard of landscaping of each lot in the Fairway Palms subdivision is important to creation and maintenance of high-standard landscaping in the residential precinct as a whole.

Most plants available in Fiji are acceptable for landscaping.

### **Design**

When architectural plans are submitted for development review committee approval, a landscaping plan, showing all planting (with a nominated planting schedule) and walls, should be included.

## **Landscape controls generally**

No trees may be planted or landscaping used that is likely to unreasonably interfere with the amenity enjoyed by the proprietors of other lots.

Vegetation may be used and is encouraged instead of fences along the front and rear boundaries.

The proprietor of a lot is responsible to maintain the trees and the landscaping within the boundaries of the proprietor's lot.

## **Front boundary**

There are to be no high fences or high walls on this boundary.

Property owner are encouraged to landscape this boundary with vegetation, but hedges are to be maximum height of 1.2 metres.

Low walls to a maximum height 900mm will be permitted.

Permitted materials for walls include plastered masonry or timber (solid or trellis).

Vegetation is to be planted adjacent to any wall or fence, between the wall and or fence roadway.

## **Side boundaries**

Plastered masonry or timber walls up to 1.8 metres in height are permitted.

Wire fences, whether lattice or strand, are not permitted.

## **Rear boundaries**

### *Water frontage:*

Fences, walls or block planting is not permitted, but maintained hedges to a maximum height of 1.2 metres are allowed.

Trees and individual shrubs are permitted.

Unobstructed lawn between the residence and the waterway is encouraged.

### *Other rear boundaries*

Walls to a maximum height of 1.8 metres hedges or block planting are allowed.

## **Garden maintenance**

Garden maintenance is to be performed by the lot owner, by Denarau Services, a division of Denarau Corporation Ltd, or by a contractor approved by Denarau Corporation Ltd.