

TOWNHOUSE - EXTERIOR UNITY AND UNIFORMITY PROTOCOLS



Townhouse Fittings/Fixtures and Appurtenance Protocols

The modern Townhouses at Wiltshire were designed to respect the Historic building redevelopment and the exteriors therefore need to retain their general exterior unity and uniformity. Attachments to Townhouse exteriors such as sunshades/blinds/window coverings/security doors and the like should be permitted on condition that they are identical in design and detail.

The original Conservation Architect felt it was not necessary to completely restrict the attachments to only one colour. It was recommended that there should be a range of permitted colours for these attachments to Townhouse exteriors.

The current Conservation Architect and the Committee of Management have made the following recommendations and adopted them as Policies and Protocols for the ongoing appearance and preservation of the Townhouse of Wiltshire P.S.326519P at Wiltshire Drive, Kew as follows:

1. External Sunshade Blinds – to be constructed/installed on ground floor patios – equivalent to Schenker folding arm adjustable angle canvas/acrylic blind supplied by Shadewell Awnings, Box Hill. To be mounted above existing timber pergola with steel box on wall. Colour of box: Beige (equivalent to Colourbond “Wheat”), or White or Pottery (equivalent to Colourbond ‘Beige’). Colours of canvas: Plain colours only equiv. To Diklon 32: light yellow 0806; light green 7103 and 7132 or light beige 6020 and 6319.
2. Windows – equivalent to Shadewell Awnings, Marcel, fixed guide type canvas/acrylic blind operated by internal cord pull with steel box mounted on wall above window. Colour of box as for the Sunshade Blinds above. Colour of blind – plain colours only equiv. To Diklon 32 as above.
3. External Flyscreens to windows and Security/fly wire Doors – narrow frame aluminum with black aluminum fly mesh – colour of frame white for windows and Light Brunswick Green for entry doors.
4. Storage Boxes/Bicycle Sheds – Commercially available – such as Spanbilt Ministore 64 – Single Door model – metal storage units to a maximum height of 1500 in Rivergum or Savannah colourbond. Various widths and depths available to be located in the townhouse car spaces on private property only, not to infringe on common property
 - (a) storage boxes/sheds are at the sole and exclusive expense of the individual Member/Owner for initial purchase, installation and upkeep. The Body Corporate reserves the right to order the Member/Owner to clean or repaint the structure as required to maintain its appearance;
 - (b) items stored in the boxes/sheds must be in accordance with Body Corporate Rules and Regulations. Any goods are stored at the sole risk and responsibility of the Owner/Member who shall be responsible for any and all theft, damage to, and deterioration of the goods, and shall bear the risk of any and all damage caused by flood or fire or leakage or overflow of water, heat, spillage of material from any other space, removal or delivery of the goods, pest or vermin or any other reason whatsoever including acts or omissions of the Body Corporate or persons under its control. The Body Corporate Insurance DOES NOT cover the structure or the items so stored.
 - (c) The Owner/Member agrees to indemnify and keep indemnified the Body Corporate from all claims for any loss of or damage to the property of, or personal injury to, third parties resulting from or incidental to the use of the storage boxes/sheds by the Member/Owner, including the storage of goods in the enclosure.
5. Bicycle Storage in Carports – allowed in boxes/storage sheds as provided for above, not to be attached to fences. NOT TO BE ATTACHED TO CARPORT STRUCTURE IN ANY MANNER.

WILLSMERE TOWNHOUSE - EXTERIOR UNITY AND UNIFORMITY PROTOCOLS

Page Two

6. Bushes at fence lines – pittosporums and others – maintained at a maximum of 1.8 metres above ground, no replacement without prior approval of the Body Corporate or its Managing Agent as to type/species. The Body Corporate reserves the right to maintain the size/height of bushes and charge the owner for that maintenance if they fail to do so after having been given 14 days notice in writing to do so.
7. Pergola Roofing – Corrugated laser light material in Colourbond Sage Green with a flashing at the point where it attaches to the building.
8. Gates & Fences – Privacy Screens – Shade cloth in colour consistent with Sunshade canvas colours identified in Item 1 herein.
9. Side Walls of back patios – Square plastic mesh in Colourbond Sage Green or similar treatment colour, can be used as support for creepers and non-invasive plantings.
10. Storage Units at Rear of Townhouse – Commercially available units such as Spanbilt Yardsaver A22 in Rivergum or Savannah Colourbond to be no higher than the height and roof line of the pergola.
11. Screening of Hot Water Service at rear of Townhouses – Surround with Timber Trellis which can be removed without the use of tools, colour same as Beige on walls of Townhouse.
12. Additional gate to rear gardens of Townhouses (numbers 155 – 160 only) – gate at bottom of stairwell to be same height, colour and construction as the dividing fence that would support it.
13. Extension of rear fences – extension above existing levels to a maximum height of 1.8 metres above the abutting ground level with the use of creeper or similar non-invasive plantings on wires or 50mm square nylon garden mesh.

NOTE: Only lot owners may apply for storage lockers/sheds/bicycle storage or alterations of any kind to the exterior of the Townhouses.