

Gowrie Farm

GOLF & FLY-FISHING ESTATE

NOTTINGHAM ROAD

www.gowriefarm.co.za

GOWRIE FARM BUILDING GUIDELINES

1. BACKGROUND TO THE CODE

The houses of Gowrie Farm have drawn their inspiration from the old farmhouses of the Midlands of KwaZulu-Natal. Initially the architecture of KwaZulu-Natal had influences from the Cape. Later, a regional vernacular developed in response to the climate and landscape.

The original farmhouses were simple, often a rectangular house of a few rooms. They were then added to, and the rooms record the growth with the bell cast profile being prevalent, and the main roof steeper than the lean-to verandah roofs.

The majority of the farm houses were single storey. A few used the roof space for bedrooms and storage, getting light through dormer windows but houses generally remained single storey in nature. The Lettered Architecture, so prevalent in the Cape, comes through strongly in the architecture of the Midlands, as well. This kind of architecture is sensible in climatic terms in the way it affords protection from sun, wind and rain.

In designing houses on the properties at Gowrie Farm, the most important consideration should be to ensure warmth and light from the sun and protection from the north-west and south-east winds. Views are important but as important as the individual views - owners must take cognisance of the views of other owners when designing their homes. Designs must ensure that they are sensitive to the surrounding landscape and must take cognisance of the slope of the land. This applies particularly to those properties on Hillside Road; the properties on the eastern side of Waterford Road; as well as Erven 268 to 272 on Dairy Road.

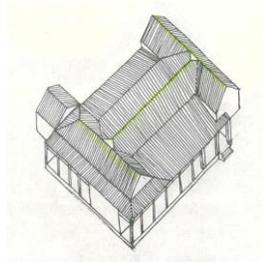
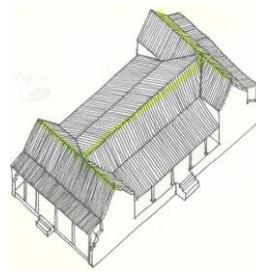
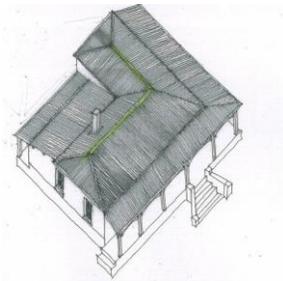
A copy of an interpretation of the code done by the leading architect of Erf 246 Gowrie Farm is attached.

2. FORM

The houses must have a primary or core space, with secondary lean-to spaces. The houses are to conform to the "Letters of the Alphabet architecture", or variations of this. Alternatively, they may be fragmented. Fragmentation is in fact encouraged and examples of fragmented houses are on Erven 207 and 265. No monolithic structures, as determined by the Gowrie Farm Review Committee ("GFARC"), will be allowed.

The primary spaces may not exceed 6.2m in width (the width of primary spaces is measured to the width of the buildings). Verandahs, with a minimum width of 2.4m, are encouraged. Verandahs may be enclosed with frameless glass. Secondary spaces must be in proportion to the primary spaces. The maximum width of the secondary spaces shall be 5m. Variation to the width of the primary space will be allowed on the basis of architectural merit and also when applying for this relaxation, the roof pitch must be reduced, so as to complement the increased width of the primary space.

"Lettered" Architecture



Please note that the code is not to be seen as restrictive. In fact, it allows for variances on the basis of architectural merit. (See comments under clause 6 below).

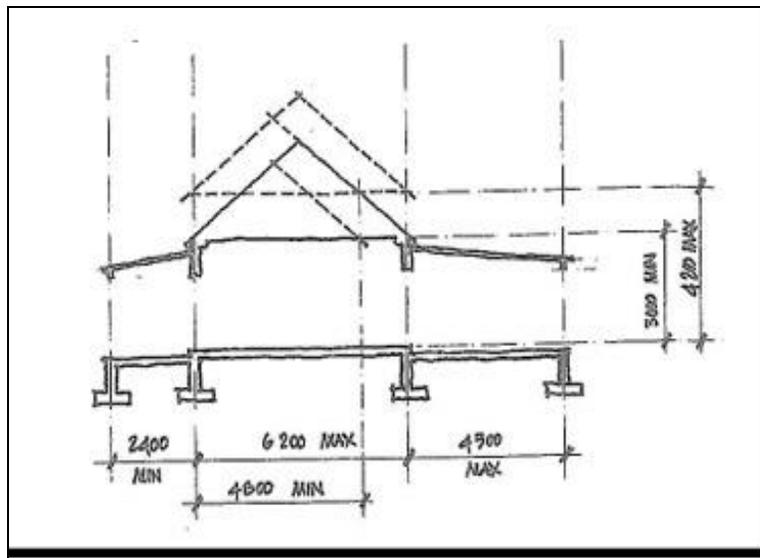
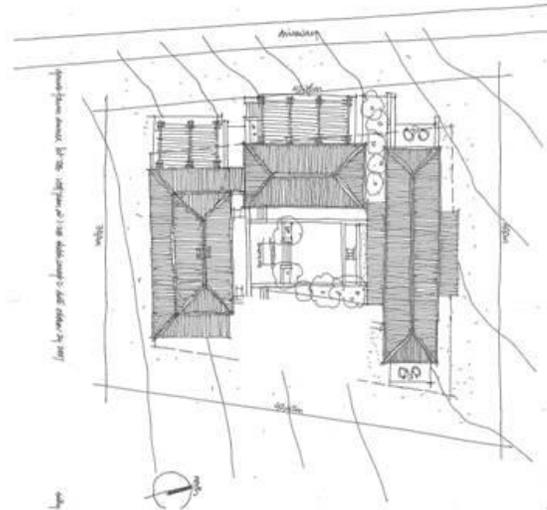
3. HEIGHT

In single storey houses, the wall plate height may not be lower than 3m, and the maximum height shall be 4.2m.

In the case of houses with lofts, the maximum wall plate height shall be 4.2m high and the minimum height, measured to the top of the slab or floor, shall be not less than 3m.

In measuring the heights, wall plate height shall be measured from finished floor level. It is important that when designing loft houses, that the final design is a "loft house" and not a disguised double storey house.

An example of a fragmented house



The following houses shall be entitled to build single-storey with lofts. The remaining houses shall all be single-storey:

TABLE REFLECTING HOUSES WHICH MAY INCLUDE LOFTS

OLD ERF No.	NEW ERF No.
2 - 6	207 - 211
7	266
31	235
32	236
45	267
56	256
57	257
58	258
59	259
63 - 91	268 - 296
95 - 114	300 - 319
117 - 122	322 - 325 & 327
1	Ptns 1 & 2 of Erf 334

In the case of houses being built on steep properties and here reference is made in particular to Erven 291 to 299 on Waterford Road; Erven 268 to 277 on Dairy Road; and Erven 227 to 234 on Hillside Road - basements will be considered if carefully integrated into the design and where the visual impact is kept to a minimum. Houses on these erven must take cognisance of the slope.

The finished floor level on any home may only be a maximum of 450mm above natural ground level. This 450mm will be measured at the centre of the building and will take the natural topography of the property into consideration.

4. COVERAGE AND FAR RESIDENTIAL PROPERTIES

4.1 Coverage

All the estate erven between Erven 207 to 332, including Portions 1 and 2 of Erf 334, shall be limited to the controls set out below, save for Erven 278 and 325, which are 8 693m² and 4 689m², respectively. The coverage controls for Erven 278 and 325 are set out in clause 4.3, below.

4.1.1 The maximum coverage of single storey houses shall be 430m², excluding verandahs.

4.1.2 Every house of 430m² shall have a minimum of 50m² of verandahs but shall be entitled to an unlimited area of open verandah. Open verandahs shall be verandahs which are open on at least one side. NB: With effect from 1 February 2018, the square meterage of verandah shall be calculated in proportion to the size of the house. The current ratio of 50m² of verandah to 430m² of house is 11.6% of the house area. Accordingly this ratio is to be applied to each house, with a minimum square meterage of 30m² of verandah required. No single verandah shall be less than 15m². Any alterations which increase the size of an approved house, will require a proportionate increase in the size of the verandah. Verandahs must have a minimum depth of 2.4m.

4.1.3 Owners shall be entitled to enclose open verandahs with frameless glass. If a verandah is enclosed with frameless glass, it shall not be considered as coverage for the purpose of calculating the 430m² of coverage.

4.1.4 In the case of houses where lofts are allowed, the coverage shall be as set out in 4.1.1 above.

4.2 FAR (Floor Area Ratio/Bulk)

In the case of loft houses, the FAR shall be a maximum of 640m². In calculating the FAR, the following shall be included:

4.2.1 The enclosed area of the house (maximum of 430m²);

4.2.2 Verandahs up to a maximum of 50m² of the total verandah area.

4.2.3 The loft area, which shall not exceed 160m² or 35% of the ground floor area.

4.3 **Erven 278 and 325**

In the case of Erven 278 and 325, the maximum coverage shall be 800m². This shall include all enclosed areas of the house, garage, barns, staff quarters and any other building that may be built on the properties, excluding verandahs which may be enclosed with frameless glass.

Only one house may be built on the property. A guest cottage shall be allowed but may not exceed 120m², including verandahs. No single building may exceed 600m² of coverage.

4.4 **Please note that whilst GFARC is entitled to approve variations to the Building Code based on architectural merit, it does not have the powers to relax the coverage restrictions, nor the FAR limits, as these have been fixed in terms of the approval applicable to Gowrie Farm.**

5. **DFA APPROVAL**

The following is to be noted:

Extract from the Judgement of the Development Tribunal, handed down on 10 December 2004:

Para 7(3) The coverage of the buildings on any of the proposed residential portions shall not exceed 30% of the area of the proposed portion.

Para 7(4) The total area of the buildings on any of the proposed residential portions shall not exceed 40% of the area of the proposed portion.

Para 7(5) Prior to the approval of any building by the Municipality, the Home Owner's consent to the building plans must have been obtained by the owner of the portion on which the building is to be built.

Para 7(6) Prior to the occupation of any building, the Homeowners' Association shall issue a clearance certificate, stating that the building is ready for occupation and it complies with the approved plans.

6. **VARIANCES**

In designing houses, variances to the code are allowed, on the basis of architectural merit. GFARC's decision shall be final and binding in the case of architectural merit.

GFARC also has the right to refuse any house, which they feel is not appropriate, despite the design complying with the terms and conditions of these guidelines.

Following on the building of the house on Erf 246, GFARC has decided to make a variance to the code to introduce red brick for special elements of houses, such

as chimneys, garages, columns and other such elements. The red brick that may be used must be approved by GFARC, prior to building commencing.

7. **PLACEMENT**

Buildings must be placed on the property inside the building lines. The building lines on each property are set out the schedule attached hereto.

Relaxations to the building lines may be granted upon application to GFARC, which has the power to relax the building lines on the basis that such relaxation, in their opinion, will not unduly prejudice neighbouring properties; properties in the surrounding areas; or the estate as a whole.

In any decisions relating to the placement of the house on the property and the approval, GFARC's decision shall be final and binding upon the owner.

Before commencing design work, architects must contact GFARC to obtain clarity on the relaxations which are allowed.

8. **WALLS**

8.1 **External walls:**

External walls shall be plastered, bag-washed or built of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition to the material used, the method of coursing/jointing is to be approved by the GHOA. In the case of special incidents such as chimneys or plinths, stipple plaster or tyrolean finish may be used to enhance the proportions and definition of the elements and houses. In special instances "red face-brick", which has been approved by GFARC, prior to building commencing, may be utilised, if it is felt by GFARC that it will enhance the design of the house. The use of the red brick shall, however, be seen as a variance and will be judged on the basis of architectural merit.

Provision is to be made for all plumbing to be ducted and not visible from the outside. Careful consideration is to be given to the plumbing and reticulation, bearing in mind that the sewer system will be linked to a septic tank/soak-away configuration.

8.2 **External wall colours:**

A Paint Committee has been appointed to monitor the use of external wall colours at Gowrie Farm. All queries in this regard may be directed to Juanita Brown, through the HOA office.

Colours for the estate have been selected and A4 brush outs can be viewed at the Homeowners' office.

External colours shall be limited to the following colours from Plascon, who have offered assistance with interior colour choices and discounts on purchases for Gowrie Farm home owners:

- Crete shore 52
- Crete shore architectural grey GR-Y13. This is a very dark colour for use on specific sites only, which sites are to be determined by the Paint Committee
- Madonna city Y1-E1-3
- Castle stone Y5-E2-2
- Mosaic Y5-D2-2
- Fever tree BBO602
- Corinthian pillar Y3-E1-4
- Baby elephant Y1-E1-4. This will only be allowed on certain properties, as determined by the Paint Committee, to prevent its overuse on the estate.
- Misty valley BBO609
- Stone wash Y2-D2-2
- Bottecelli E17-5
- Lightning Y4 D2 2

Owners are encouraged to choose accent colours which are tones of the selected colours, in order to define areas. These accent colours shall not be more than one or two tones lighter than the main house colour.

Colour choices should ensure that the houses fit into the landscape. So as to avoid monotony of colour on houses at Gowrie Farm, all exterior wall colours are to be approved by the Paint Committee, to ensure that no consecutive homes are painted the same colour.

Before final approval is given for paint colours, contractors shall paint samples onto a northern, eastern and western wall and these colours must then be approved by the Paint Committee

White may only be used on posts, balustrades and windows and is specifically excluded from use on garage doors, barge boards and fascia boards or plaster bands.

8.3 **Garden walls:**

Garden walls may be plastered, bag-washed or made of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition the method of coursing/jointing is to be approved by the GHOA. They shall be a minimum width of 225mm with horizontal copings.

8.4 **Retaining walls:**

Retaining walls shall be plastered, bag-washed or built of stone natural to the KZN Midlands, which stone is to be approved by GFARC and the GHOA, prior to commencement of building. In addition the method of coursing/jointing is to be approved by the GHOA. No loffelstein retaining walls may be used.

8.5 **Boundary walls and fences:**

Fencing at Gowrie Farm is discouraged. Where fences are necessary they shall blend in with the surrounding fences on the farm and shall be either four or five stranded fences, save in the instances where the owners have dogs, in which case they shall be bonnox wire or weld mesh steel fences. All poles shall be of CCA treated timber and shall be natural and not turned poles, so as to give the impression of a farm fence. No steel posts are permitted.

It is intended that the gardens shall connect with the open spaces around them. Cynodon lawns are encouraged. In areas where the properties are surrounded by natural grassland only, Cynodon lawns will be allowed. In the cases where there are kikuyu pastures, kikuyu lawns are allowed.

In instances where properties are surrounded by grasslands or natural veld the connection between the garden and the natural veld must be made with natural grasses and indigenous plants only. Gardens around the houses are not, however, restricted to indigenous grasses.

9. **ROOFS**

9.1 **Materials:**

Roofs shall be painted corrugated iron, or chromodeck in the Victorian profile. With the consent of GFARC, clip lock sheeting, or brown built sheeting, may be used where appropriate.

IBR profile roof sheeting is specifically excluded. In the event of "translucent" sheeting being used to optimise light, then no clear roof sheeting shall be allowed.

9.2 **Colour:**

Roofs shall be dark dolphin, charcoal grey, or a grey colour approved by GFARC.

9.3 **Flat Roofs:**

Flat roofs may be used to link buildings where houses are fragmented. Flat roofs may also be used where they are appropriate for the architectural style of the house, but consent of GFARC is required.

9.4 **Roof form and pitch**

Primary roofs shall be symmetrically gabled or hipped, with a slope of between 35° and 45°. Secondary lean-to's shall have a slope of between 8° and 10°.

Please note that all houses which are not loft houses are limited to a roof pitch of 40°. The exception to this rule will be those houses where the primary space width is 5m or less. In these instances, the roof pitch may be increased to 45°.

9.5 **Eaves**

Eaves shall be clipped or shall have detailed overhangs. In the event of there being overhangs, they must be exposed rafters. Details of the overhangs must be submitted to GFARC with the submission of plans.

GFARC has the power to vary the code here, subject to detailed drawings being submitted.

9.6 **Gutters and down pipes**

Gutters, when used, shall be made of aluminium and shall be in a colour to match the roof. Down-pipes may be in aluminium or PVC and shall be in a colour to match the wall to which it is fixed, or the same colour as the approved roof colour.

9.7 **Fascias and barge boards**

Barge boards shall be timber, or fibre cement and barge caps shall be aluminium or iron. Gables need not have barge boards or barge caps and may be detailed similarly to the Club House gable ends.

Barge boards and fascias shall be a colour to match the roof.

NO ASBESTOS BARGE BOARDS ARE PERMITTED UNDER ANY CIRCUMSTANCES.

Overhangs must have exposed trusses. If a fascia is required, it must be detailed so as not to be visible below the gutter. Drawings of the eaves details must be submitted when submitting the plans.

A single storey home may have a roof window, as long as it stays within the parameters of a single storey house.

10. **DORMERS**

Dormers, where allowed, shall be habitable, placed not closer than 1m from a side wall, and have a gable with a slope to match the principal structure.

Dormers must be well proportioned with the scale in keeping with the roof.

11. **SKYLIGHTS**

Skylights may be used but shall be flat and shall be placed so as to not be easily visible from the common areas. They shall be painted to match the colour of the roof.

12. **WINDOWS**

Windows shall be made of wood, powder coated aluminium, or U-PVC, and shall be glazed with clear glass or frosted glass, in the case of bathrooms. Sand-blasted windows are permitted in the case of front doors. In the case of aluminium or U-PVC windows, the section dimensions are to have a minimum profile of not less than 50mm.

In the case of timber windows, these shall be white or natural varnish. In the case of aluminium or U-PVC, these shall be coated in a dark colour, which is to be approved by the GFARC.

Windows shall be rectangular, vertically proportioned and operable, or alternatively, in instances where horizontal windows are complementary to the architectural style of the house, then such windows must be specifically approved by GFARC. No cottage pane windows are allowed.

Windows which are attached to doors are generally discouraged and will only be considered if the window cill height extends down to the finished floor level.

It is encouraged that window proportions should not be less than 1:1,6. It is pointed out that the most common proportions in the old traditional farmhouses were 1:1,7 or 1:2. All openings must be carefully proportioned.

Where appropriate clerestory/ventilator windows may be used.

GFARC places extreme importance on the proportions of windows and has the right to reject any proportions and placements of windows and shall scrutinise all openings with the utmost care.

13. **SHUTTERS**

Shutters may be timber or powder coated aluminium, but must be operable, sized and shaped to match the opening.

14. **EXTERNAL DOORS**

Windows attached to any external doors may not be used without specific approval from GFARC.

Security doors and burglar bars are discouraged, but may be allowed, subject to the condition that they are approved by GFARC.

15. **VERANDAHS AND STOEPS**

15.1 Verandahs and stoeps are elements that are found on all the traditional Midlands farmhouses. Houses should have generous stoeps or verandahs. The widths of verandahs must be in proportion to the primary spaces.

15.2 Every house shall have a minimum of 50m² (see clause 4.1.2 above for variation) of verandah but shall be entitled to an unlimited area of open verandah. Open verandahs shall be verandahs which are open on at least one side. With effect from 1 February 2018, no single verandah may be less than 15m² and the depth of verandahs must be a minimum of 2.4m.

15.3 Verandah columns may be square or cylindrical. They may be timber, concrete, plastered masonry or brick. Timber posts must not be less than 100mm x 100mm. In the case of plastered columns, the finished dimensions may not be less than 360mm x 360mm, and APPROPRIATE BASES are to be provided.

If pre-cast columns are to be used, only traditional style columns may be used. The shaft of the column must be tapered and have a smooth finish.

15.4 No "broekie lace" is permitted.

15.5 Verandahs may be enclosed with frameless glass. If they are enclosed with frameless glass, they shall still be counted as verandahs for the purpose of calculating the 50m² verandah requirement (see clause 4.1.3).

16. GARAGES

16.1 Not more than one double garage may be built. If more than two garages are required, then the third or additional garages must be built as a separate building. The "suburban" style garages of 6m x 6m are not acceptable, and all garages must be designed in such a manner as to have a rural or barn-like feel to them. Garages that take on the proportions of a barn or similar structure are encouraged.

16.2 When designing the position of garages, architects must take into account the impact the garage/s will have on neighbours, as well as the impact on the road.

16.3 Garages which face onto public space, or which are easily visible from neighbouring properties, must have two separate single doors and not a single double door. Single double doors will only be allowed when garages face onto private spaces. Double doors will only be considered on architectural merit and will be allowed at the sole discretion of GFARC.

16.4 GFARC encourages garages which have an attractive, barn-like design and feel.

17. DRIVEWAYS

Only twin strips of concrete, gravel or any other natural material may be installed from the road to the property boundary. This may be stabilised with concrete or natural rock and must have grass in between the strips. In specific instances where the driveway is not easily visible from the remainder of the farm, relaxation may be requested. Inside the property boundary, tar, dark cobble or any other natural product may be used. No "cement" colour products may be used, only charcoal, red, brown and cobblestone. Natural cement is specifically excluded.

The prime consideration in making this ruling is to ensure that driveways have a low impact from a visual point of view.

18. COURTYARDS

When designing at Gowrie Farm, place must be provided for a kitchen/washing yard, where bins may be kept. The object is that these areas must be created in such a way so as to ensure that bins, gas bottles and washing, is not visible to neighbours. When designing, the natural light of the sun should be borne in mind, for the purposes of drying areas.

19. ELECTRICITY

The electrical reticulation system of Gowrie Farm provides for the following:

- a. Single Phase with a maximum of 80 amps

- b. Three Phase with a maximum of 25 amps per phase

20. SEWERAGE

In the case of all properties, individual septic tanks must be installed, which septic tanks must comply with the National Building Regulations. Soak-aways must then be built and with special consent, may be built outside of the property boundaries on the farm land.

In the case of properties 240 to 246 and 255 to 249, overflow from septic tanks shall be led to a communal reticulation system and this shall in turn lead to an evapro transporation pond. The cost of connection to such system shall be R3 000 per property and shall be paid to the Homeowners' Association and in turn to the Developers, prior to an occupation certificate being granted.

In the case of septic tanks, these must be inspected by an engineer, appointed and paid for by the owner, and approved, prior to them being closed. In addition, a filter must be placed at the outlet pipe, preventing any foreign matter passing through into the system.

Homeowners are to ensure that they place signs in their bathrooms advising people that the houses are on a septic tank system. Please also ensure that if you are discharging water into the communal system, a filter is placed at your outlet.

21. EXTERNAL LIGHTING

- 21.1 All external lighting is to be limited to 40 watts maximum and to radiate vertically upwards or downwards only.
- 21.2 No day/night switches, or lights set by timers, will be permitted.
- 21.3 Lights must be switched off in unoccupied houses.
- 21.4 A sample of the light fitting is to be brought to the Gowrie Farm Estate Manager for approval, prior to installation.
- 21.5 Any form of flood lighting will be strictly prohibited.
- 21.6 The external wall height mounting of any light fitting on a single storey house, shall be no higher than 2.2m above natural ground level.
- 21.7 As a guideline, the external wall height mounting of any light fitting on a loft house, shall be no higher than 3m above natural ground level, if mounted along the eaves line of the loft. Should there be external access to the loft via a gable end wall, then the light fitting height shall be restricted to 1.8m above the finished floor level of the loft.

- 21.8 Preference will be given to light fittings that project the source downwards, rather than upwards.
- 21.9 If CFLs (compact fluorescent lights/energy savers) are used, then “warm” light globes are a requirement.

In addition to the guidelines for outside lighting, set out above, attention is drawn to the following house rules of the Gowrie Farm Homeowners' Association:

- *The External Lighting plan of all homes is required to be approved by the Gowrie Farm Architectural Review Committee*
- *Home owners shall ensure that lights affixed to the outside of their dwellings, or to gates, or boundary walls, do not cause a nuisance to other residents. The Board may require a home owner to remove an offending light altogether from a dwelling or building, alternatively to reduce the brightness of such light to an acceptable level.*
- *For home owners not in residence, it is required that all exterior lighting is switched off, except for the front entrance lights - if necessary.*
- *Spot lights are permissible if faced downward and used occasionally for external functions.*

22. WATER TANKS

These must be untreated, galvanised tanks. In the case of jo-jo tanks, these must be set-down in the property and must be screened. Approval of the GFARC is to be obtained prior to the installation of any water tank.

23. SOLAR HEATING

All solar heating installations must be approved by GFARC, prior to installation. Only dark frames on the solar panels will be allowed.

24. STREET SIGNAGE

The only signage allowed on the roads shall be the street numbers. These shall be placed in a manner and form approved by GFARC, prior to them being erected. Names of houses may be placed on the walls of houses in the vicinity of the front door and shall be sensitively done.

25. DEDICATED STAFF HOUSING ON GOWRIE FARM

The areas of the properties which have been set aside for staff housing on Gowrie Farm vary in size from 459m² being the smallest, to 685m² being the largest. Most of them are between 450m² and 500m².

In order to ensure consistency, the coverage on any of the properties allocated to staff housing may not exceed 35% and all houses built will be restricted to single storey houses.

26. CONTRACTOR'S AGREEMENT

Please note that the GFHOA Contractor's Agreement and the GFHOA Building Procedure (both available on the website and from the GFHOA Office) must be read with the code before commencing designing and in particular before commencing building.

In the case of builds where there is no supervising architect, then an additional fee is payable to the HOA and is required to cover at least 4 inspections which will be made by a Board appointed architect, to ensure that the build is in accordance with the approved plans.

All alterations which affect the external areas of houses at Gowrie Farm require the prior approval of GFARC, and once approved, the GFHOA Contractor's Agreement and GFHOA Building Procedures apply and must be complied with before alterations are started.

Notes :

1. For Survey and Topographical Diagrams, owners may contact Ant Haines of Haines and Jefferys. Tel: 033-342 8658 / 082 338 6500.
2. Only architects approved by GFARC may design houses at Gowrie Farm. The present panel comprises the following architects:

ARCHITECT	CONTACT No.	E-MAIL ADDRESS
DURBAN		
Sally Adams Architect	031-205 1902	sallyadamsarchitect@gmail.com
Design Workshop	031-303 5191	admin@designworkshop.co.za
Amanda Lead Architect	083-225 2378	alarch@telkomsa.net
Allen Architect	031-207 1991	patrick@allenarchitect.co.za www.allenarchitect.co.za
Horner Ass Architects	031-266 9908 083 776 3937	richard@horner.co.za
Paul Nel Architects	031 313 1230	admin@paulnelarchitects.com
ZAARC	031-569 2041	office@zaarc.co.za
WESTVILLE		
Peter Ries Architects	031-265 2981	riesarch@iafrica.com
PIETERMARITZBURG		
Conco Bryan Architects	033-342 8523	llew.bryan@cbarchitects.co.za
Grice Bellars Architects	033-394 1785	nick@gsp.co.za
Rushmere Rust Architects	082-779 4395	paulrust1963@gmail.com
Michael Birss Architect	033-3295068 083-659 9555	mikebirss01@gmail.com
JOHANNESBURG		
Vurv Architects	083 646 4220	office@vurv.co.za www.vurv.co.za
Karen Mailer Architects	083 407 4147	karenmailer@wbs.co.za

4. Information on services may be obtained from the consulting engineers, Sukuma Consulting Engineers. Telephone number: (033) 345 3284 - Contact: Allison Maud.

SCHEDULE OF BUILDING LINES:

ERF No	BOUNDARIES			
CLUBHOUSE ROAD				
206	5m (N)	5m (S)	5m (E)	5m (W)
207	5m (N)	5m (S)	2m (E)	5m (W)
208	5m (N)	5m (S)	2m (E)	5m (W)
209	5m (N)	5m (S)	2m (E)	5m (W)
210	5m (N)	5m (S)	5m (E)	5m (W)
211	2m (N)	5m (S)	5m (E)	5m (W)
MERION ROAD				
212	2m (N)	5m (S)	5m (E)	2m (W)
213	2m (N)	5m (S)	2m (E)	5m (W)
214	2m (N)	2m (S)	5m (E)	2m (W)
215	2m (N)	2m (S)	5m (E)	5m (W)
216	2m (N)	2m (S)	2m (E)	5m (W)
217	2m (N)	2m (S)	5m (E)	2m (W)
218	2m (N)	5m (S)	5m (E)	5m (W)
219	2m (N)	5m (S)	2m (E)	5m (W)
GOWRIE AVENUE				
303	2m Road	2m Pasture	5m (SE)	2m (NW)
304	2m Road	2m Pasture	5m (SE)	5m (NW)
305	2m Road	2m Pasture	5m (SE)	5m (NW)
306	2m Road	2m Pasture	5m (SE)	5m (NW)
307	2m Road	2m Pasture	5m (SE)	5m (NW)
308	2m Road	2m Pasture	5m (SE)	5m (NW)
309	2m Road	2m Pasture	5m (SE)	5m (NW)
310	2m Road	2m Pasture	5m (SE)	5m (NW)
311	2m Road	2m Pasture	5m (SE)	5m (NW)
312	2m Road	2m Pasture	5m (SE)	5m (NW)
HILLSIDE ROAD				
227	5m Road	2m Pasture	2m (SE)	2m (NW)
228	5m Road	2m Pasture	2m (SE)	2m (NW)
229	5m Road	2m Pasture	2m (SE)	2m (NW)
230	5m Road	2m Pasture	5m (SE)	2m (NW)
231	5m Road	2m Pasture	2m (SE)	5m (NW)
232	5m Road	2m Pasture	5m (SE)	2m (NW)
233	5m Road	2m Pasture	2m (SE)	5m (NW)
234	2m Road	5m Pasture	2m (SE)	5m (NW)
235	5m (NE)Roa	5m (SW)Pastur	5m (SE)	2m (NW)
236	2m (NE)Roa	5m (SW)Pastur	2m (SE)	2m (NW)
237	5m (NE)Roa	2m (SW)Pastur	2m (SE)	5m (NW)
COTTAGE ROAD				
273	2m (NE)	5m (SW)	2m (SE)	5m (NW)
274	2m (NE)	5m (SW)	5m (SE)	5m (NW)
275	2m (E)	5m (W)	5m (SE)	2m (NW)
276	2m (E)	5m (W)	2m (S)	5m (N)
277	2m (NE)	5m (SW)	5m (SE)	2m (NW)

DAIRY ROAD

269	2m (NE)	2m (SW)	2m (NW)	5m (SE)
270	2m (NE)	2m (SW)	5m (NW)	5m (SE)
271	2m (NE)	2m (SW)	5m (NW)	5m (SE)
272	2m (NE)	2m (SW)	5m (NW)	2m (SE)

DAM CRESECENT (ext of Dairy)

263	3m (N)	2m (S)	5m (E)	2m (W)
264	2m (N)	2m (S)	5m (E)	5m (W)
265	2m (N)	2m (S)	2m (E)	5m (W)
266	5m (N)	5m (S)	5m (E)	5m (W)
267	2m (NE)	2m (S)	2m (E)	2m (W)
268	2m (NE)	2m (S)	2m (E)	2m (W)

LITTLE CRESCENT

300	2m (N)	5m (S)	5m (E)	2m (W)
301	2m (N)	3m (S)	5m (E)	5m (W)
302	2m (N)	2m (S)	2m (E)	5m (W)

GOWRIE AVENUE

220	2m (N)	5m (S)	2m (E)	5m (W)
221	2m (N)	5m (S)	5m (E)	5m (W)
222	2m (N)	5m (S)	5m (E)	2m (W)
223	2m (N)	5m (S)	2m (E)	2m (W)
224	2m (N)	5m (S)	2m (E)	2m (W)
225	2m (N)	5m (S)	2m (E)	5m (W)
226	2m (N)	5m (S)	5m (E)	2m (W)
238	2m (N)	2m (S)	5m (E)	5m (W)

GLENGOWRIE ROAD

Ptn 1 of 334	2m (N)	3m (SW)	5m (SE)	2m (NE)
Ptn 2 of 334	5m (NW)	3m (SW)	2m (SE)	2m (NE)
313	2m (NE)	2m (SW)	5m (NW)	5m (SE)
314	2m (NE)	2m (SW)	5m (NW)	5m (SE)
315	2m (NE)	2m (SW)	5m (NW)	5m (SE)
316	2m (NE)	2m (SW)	5m (NW)	5m (SE)
317	2m (NE)	2m (SW)	5m (NW)	5m (SE)
318	2m (NE)	5m (SW)	2m (NW)	5m (SE)
319	5m (N)	5m (SW)	5m (NW)	2m (E)
320	5m (N)	5m (SW)	5m (W)	2m (E)
321	5m (N)	5m (SW)	5m (W)	2m (E)
322	2m (N)	2m (S)	2m (W)	2m (E)
323	5m (N)	2m (S)	2m (W)	2m (E)
324	2m (N)	5m (S)	2m (W)	2m (E)
325	5m (N)	5m (S)	5m (E)	5m (W)
326	2m (N)	2m (S)	2m (E)	5m (W)
327	2m (NE)	2m (NW)	5m (SE)	2m (SW)
328	2m (NE)	5m (NW)	5m (SE)	3m (SW)
329	2m (NE)	5m (NW)	5m (SE)	2m (SW)
330	2m (NE)	2m (NW)	5m (SE)	2m (SW)

WATERFORD ROAD

283	5m (N)	2m (S)	5m (E)	2m (W)
284	5m (N)	5m (S)	5m (E)	2m (W)
285	5m (N)	5m (S)	5m (E)	2m (W)
286	5m (N)	5m (S)	5m (E)	2m (W)

287	2m (N)	5m (S)	5m (E)	2m (W)
288	2m (NW)	2m (S)	2m (E)	5m (W)
289	2m (N)	2m (S)	5m (E)	5m (W)
290	2m (N)	2m (S)	2m (E)	5m (W)
291	2m (NE)	2m (NW)	5m (SE)	2m (SW)
292	2m (NE)	5m (NW)	2m (SE)	2m (SW)
293	2m (NE)	5m (NW)	5m (SE)	2m (SW)
294	2m (NE)	5m (NW)	2m (SE)	2m (SW)
295	2m (NE)	2m (NW)	5m (SE)	2m (SW)
296	2m (NE)	2m (S)	5m (E)	2m (W)
				5m (NW)
297	2m (N)	2m (S)	5m (E)	2m (W)
298	2m (N)	2m (S)	2m (E)	5m (W)
299	2m (N)	2m (NW)	2m (SE)	2m (SW)
FARMHOUSE ROAD				
279	2m (N)	2m (S)	2m (E)	2m (W)
280	5m (N)	2m (S)	2m (E)	2m (W)
281	5m (N)	5m (S)	2m (E)	2m (W)
282	5m (N)	5m (S)	2m (E)	2m (W)
SMYTHE CRESCENT				
239	2m (N)	2m (S)	5m (E)	2m (W)
240	2m (NE)	2m (NW)	2m (SE)	2m (SW)
241	2m (N)	3m (S)	2m (E)	2m (W)
242	3m (N)	3m (S)	2m (E)	5m (W)
243	3m (N)	3m (S)	2m (E)	5m (W)
244	3m (N)	3m (S)	2m (E)	5m (W)
245	3m (N)	5m (S)	2m (E)	5m (W)
246	2m (NE)	2m (NW)	5m (SE)	5m (SW)
247	5m (NE)	2m (NW)	2m (SE)	5m (SW)
248	5m (N)	2m (S)	2m (E)	5m (W)
249	4m (N)	3m (S)	2m (E)	2m (W)
250	4m (N)	4m (S)	2m (E)	2m (W)
251	4m (N)	4m (S)	2m (E)	2m (W)
252	4m (N)	4m (S)	2m (E)	2m (W)
253	4m (N)	4m (S)	2m (E)	2m (W)
254	4m (N)	4m (S)	2m (E)	2m (W)
255	2m (N)	4m (S)	2m (E)	2m (W)
256	2m (NE)	2m (NW)	5m (SE)	2m (SW)
257	2m (NE)	5m (NW)	2m (SE)	2m (SW)
258	2m (N)	5m (S)	2m (E)	2m (W)
259	2m (N)	4m (S)	2m (E)	2m (W)
260	2m (N)	2m (S)	2m (E)	5m (W)
261	2m (NW)	2m (NE)	2m (SW)	2m (SE)
262	5m (NW)	2m (NE)	2m (SW)	2m (SE)