

PEARL VALLEY GUIDELINE CHECK LIST – NEW BUILDS & RIDER PLANS- REVISED 19 JUNE 2024

ERF NO.		STREET NAME		DATE SUBMITTED	
OWNER NAME & SURNAME		OWNER EMAIL		OWNER'S TEL	
ARCHITECTURAL FIRM NAME				ARCHITECT TEL	
ARCHITECT NAME & SURNAME		EMAIL		SACAP NO	

Architectural Professional SACAP Privy Seal weblink to be attached to email			
PLANNING CONTROLS – tick YES or NO for compliance			CHECKED
Site area:			
Land surveyor's diagram attached	YES	NO	
Area of house min. 150m ² excluding garage & outbuildings for residential homes	YES	NO	
Coverage max. 50% as per 8.1.2	YES		
First floor area max 60% for Residential, Coyote Creek & Mount Juliet	YES	NO	
First floor area for Lake Homes max. 75%	YES	NO	
Setting of house / orientation according to (3.0)	YES	NO	
Height of apex above NGL for Residential erven > 1200m ² max. 9m with single story max 7.5m	YES	NO	
Height of apex above NGL for Lake Homes max. 9.3m	YES	NO	
Height of apex above NGL for Coyote Creek homes max. 8.8m	YES	NO	
Concrete flat roof max. 30% including balconies, with grey stones	YES	NO	
Balconies do not encroach neighbours	YES	NO	
TICK APPROPRIATE SECTION – BUILDING LINES – yes only if all comply			
Building lines for Residential erven comply with 4.1 to 4.4	YES	NO	
Building lines for Lake Homes comply with 5.1 to 5.3	YES	NO	
Building lines for Coyote Creek Homes comply with 6.1 to 6.3	YES	NO	
Building lines for Mount Juliet Homes comply with 7.1 to 7.3	YES	NO	
ARCHITECTURAL ELEMENTS			
Roof pitch 40 - 45 degrees	YES	NO	
Gable ends min. 300mm overhang	YES	NO	
Eaves min. 600mm overall except 1000mm on golf course	YES	NO	
Eaves and Pergolas max. 1m over building line with no support	YES	NO	
Gutters seamless aluminium	YES	NO	
Chimneys brick, no exposed flues allowed & cowl specified	YES	NO	
Walls smooth or lightly textured plaster	YES	NO	
Walls painted as per 10.2 & accent colour indicated on elevations	YES	NO	
Stone cladding Malmesbury Shale or Table Mountain Sandstone	YES	NO	
Max 1x drying yard max. 2100mm high, min 7m from street & 10m from golf course or water way	YES	NO	
Drying yard gate max. 10mm gaps	YES	NO	
All plumbing concealed	YES	NO	
Handrail details on drawing	YES	NO	
Glazing specified as clear glass	YES	NO	

All large, glazed elements to be shaded by min. 1m overhang	YES	NO	
All window proportions are vertical or square	YES	NO	
Garage doors to match window colour	YES	NO	
Details submitted for all pergolas	YES	NO	
Street facing or visible external lights recessed max. 300mm AFFL	YES	NO	
All external lights indicated on plans	YES	NO	
Photovoltaic installations comply to 11.3	YES	NO	
Satellite Dishes indicated on plan	YES	NO	
Air-conditioning screened and not on boundary wall	YES	NO	
Signage complies to 11.11	YES	NO	
Generators if installed comply to 11.17	YES	NO	
Existing tree positions shown on verge	YES	NO	
FINISHES & EXTERNAL			
FULL FINISHING SCHEDULE ADDED ON PLAN IN TABLE FORM	YES	NO	
Pool or water feature within building lines	YES	NO	
Pool or water feature pump within building line & screened	YES	NO	
Driveways max. 6m in width	YES	NO	
2x 110mm sleeves installed under driveway	YES	NO	
Details of palisade panels to boundary walls required	YES	NO	

FULL SET ARCHITECTURAL PLANS AS REQUIRED FOR MUNICIPAL SUBMISSION TO BE SUBMITTED & SCRUTINY FEES PAID	YES	NO	
3D DRAWINGS DONE OF ALL ELEVATIONS	YES	NO	
LANDSCAPE PLANS SUBMITTED & SCRUTINY FEES PAID	YES	NO	
RIDER PLANS - ALL CHANGES MUST BE CLOUDED & LABELLED ON THE DRAWINGS FOR ANY RIDER PLANS			
PLEASE NOTE: MORE THAN 3 SUBMISSIONS WILL WARRANT AN ADDITIONAL SCRUTINY FEE			

SIGNED BY ARCHITECT		DATE	
SIGNED BY OWNER		DATE	

PLEASE LIST AND MOTIVATE ANY DEVIATION WHICH MAY BE REQUIRED FOR APPROVAL OF THE PLAN

PLAN APPROVED		PLAN NOT APPROVED	
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