

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

ERF NO.	STREET	DATE	
	NAME	SUBMI	TTED
OWNER NAME &	OWNER	OWNE	R'S
SURNAME	EMAIL	TEL	
ARCHITECTURAL		ARCHIT	TECT
FIRM NAME		TEL	
ARCHITECT NAME	EMAIL	SACAP	NO
& SURNAME			

Architectural Professional SACAP Privy Seal weblink to be at	tached to em		
PLANNING CONTROLS – tick YES or NO for compliance, le			CHECKED
Site area:		• •	
Land surveyor's diagram attached	YES	NO	
Area of house min. 150m ² excluding garage & outbuildings	YES	NO	
for residential homes			
Coverage max. 50% as per 8.1.2	YES		
First floor area max 60% for Residential, Coyote Creek &	YES	NO	
Mount Juliet			
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	YES	NO	
max. 9m with single story max 7.5m			
Height of apex above NGL for Lake Homes max. 9.3m	YES	NO	
Height of apex above NGL for Coyote Creek homes max.	YES	NO	
8.8m			
Concrete flat roof max. 30% including balconies, with grey	YES	NO	
stones			
Balconies do not encroach neighbours	YES	NO	
TICK APPROPRIATE SECTION – BUILDING I	INES – yes or	nly 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	YES	NO	
6.3			
Building lines for Mount Juliet Homes comply with 7.1 to	YES	NO	
7.3			
ARCHITECTURAL ELE	MENTS		
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	YES	NO	
support			
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	YES	NO	
elevations			
Stone cladding Malmesbury Shale or Table Mountain	YES	NO	
Sandstone			
Max 1x drying yard max. 2100mm high, min 7m from	YES	NO	
street & 10m from golf course or water way			
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	



IIO	MEO	WAITEDO	ACCOUNT	ATION —

All large, glazed elements to be shaded by min. 1m	YES	NO	
overhang			
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.	YES	NO	
300mm AFFL			
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	YES	NO	
FORM			
Pool or water feature within building lines	YES	NO	
Pool or water feature pump within building line &	YES	NO	
screened			
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	YES	NO	
MUNICIPAL SUBMISSION TO BE SUBMITTED & SCRUTINY			
FEES PAID			
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