



VAL DE VIE
ANNO 1783

PEARL VALLEY

— HOME OWNERS ASSOCIATION —

THE ACRES GUIDELINE CHECK LIST REVISED 30 NOVEMBER 2022

PLOT NO.		SG NO.		DATE SUBMITTED	
OWNER		EMAIL		TEL	
ARCHITECTURAL FIRM NAME				TEL	
ARCHITECT		EMAIL		SACAP NO	

Architectural Professional SACAP Privy Seal weblink to be attached to email

PLANNING CONTROLS	ACTUAL	ALLOWED	CHECKED
SITE AREA:		MIN 250	
AREA OF HOUSE:			
FIRST FLOOR AREA:		MAX 60% OF GF	
COVERAGE:		MAX 50%	
BULK:		MAX 75%	
HEIGHT OF APEX ABOVE NGL		9m	
BUILDING LINE FROM STREET DOUBLE STOREY		5m	
BUILDING LINE FROM STREET SINGLE STOREY		3.5m	
FIRST TWO GARAGES SETBACK		5m	
THIRD & MORE GARAGES SETBACK		6.5m	
PERGOLA ON STREET BOUNDARY		2m	
SIDE SPACE DOUBLE STOREY		3.5m	
SIDE SPACE SINGLE STOREY		2.5	
SIDE SPACE WATER FRONTAGE		10m	
DRIVEWAY		6m	
EXISTING TREE POSITIONS SHOWN ON VERGE		RULE	
STREET & POS WALLS MEASURED ABOVE NAT GROUND LEVEL		0.9m MAX	
STREET & POS WALLS WITH STEEL PANEL (ANGLE)		1.8m MAX	
SIDE & REAR NEIGHBOURING ERVEN 900mm HIGH		25%	
SLEEVES 2x 100mm & 2x 50mm INDICATED		RULE	
DESIGN CONTROLS			
ROOF PITCH		30° OR 45°	
EAVES OVERHANG		0.3 TO 1m	
FLAT ROOF		25% MAX	
SCREEN WALLS 3m FROM BOUNDARY CORNER 6m MAX		1.5m HIGH	
WINDOW PROPORTION SQUARE OR HEIGHT EXCEEDS WIDTH		YES	NO
WINDOWS OR DOORS WIDER THAN HIGH RECESSED 1500mm		YES	NO
OPERATIONAL SHUTTERS REQUIRED FOR STREET FACING DOORS & WINDOWS		YES	NO
ALL PLUMBING CONCEALED		YES	NO
PERGOLA IN FRONT OF GARAGE		YES	NO
STREET FACING OR VISIBLE EXTERNAL LIGHTS RECESSED MAX 300mm AFFL		YES	NO
LANDSCAPE PLAN SUBMITTED		YES	NO
2D ELEVATIONS OF ALL BOUNDARY WALLS		YES	NO
LAND SURVEYOR DIAGRAM ATTACHED WITH HEIGHTS ON ALL PEGS		YES	NO
FINISHES & EXTERNAL FIXTURES			
MATERIAL & COLOUR FOR ROOFS, WALLS, WINDOWS, EXT DOORS NOTED		YES	NO
FASCIA & B SOFFIT COLOUR		YES	NO
GUTTER (SEAMLESS ALUMINIUM) COLOUR		YES	NO
DOWNPIPES PAINTED TO MATCH WALL		YES	NO



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A/C POSITIONS INDICATED WITH SCREENS DETAILS
 POOL PUMP POSITION WITHIN BUILDING LINES AND SCREENING
 ALL EXTERNAL LIGHTS NOTED ON DRW
 DRIVEWAY PAVING TYPE & COLOUR NOTED ON DRW
 CHIMNEY COWL TYPE & COLOUR NOTED ON DRW
 HANDRAILS & BALUSTRADE DETAILS PROVIDED
 PALLISADE PANELS TO BOUNDARY WALL DETAILS PROVIDED
 POSITION OF SATELLITE DISHES & OTHER AERIALS INDICATED
 ARCHITECTURAL PLANS SUBMITTED & SCRUITINY FEES PAID
 LANDSCAPE PLANS SUBMITTED & SCRUITINY FEES PAID

YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO

I CONFIRM THAT THE PLAN SUBMITTED IS COMPLIANT WITH THE CURRENT THE ACRES GUIDELINES

SIGNED BY ARCHITECT		DATE	
SIGNED BY OWNER		DATE	

IF NO - PLEASE LIST AND MOTIVATE ANY DEVIATION WHICH MAY BE REQUIRED FOR APPROVAL OF THE PLAN

PLAN APPROVED		PLAN NOT APPROVED	
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