



## URBAN, ARCHITECTURAL AND LANDSCAPE CHECKLIST

2016/10/17\_REV\_2

### Annexure A

Compiled by Property Commerce Architects

### General Checklist

#### Project Details

Project number:		Erf Number:	
Submission Stage :	Sketch plans		Working drawings
Description:			

#### Client Details

Name:			
Telephone number :		e-mail address:	
Address:			

#### Architects details

Name of Principal :			
Name of Practice:			
SACAP Registration:			
Telephone number :		e-mail address:	
Address:			


SECTION A: INTRODUCTION AND PLAN APPROVAL FOR SECTION B: RESIDENTIAL 1 AND GENERAL RESIDENTIAL 3 AND SECTION C: BUSINESS 1, BUSINESS 2 , RESTRICTED BUSINESS 3, WORSHIP AND PUBLIC BUILDINGS

Note: Items are applicable to sketch plan submission	Sketch plan phase	
	Applicant (tick off)	WODAC

1. Site plan:				
1.1	Scale 1:200 or 1: 500			
1.2	Indicate half meter contours			
1.3	Position of house with dimensions to boundaries			
1.4	Area of undercover part of house			
1.5	Indicate green zone if bordering on one			
1.6	Permissible and used coverage      Res 1: 50%      Res 3: 40%      Used:			
1.7	Permissible and used FAR (bulk)      Res 1: 0.66      Res 3: 0.4      Used:			
1.8	Indicate building lines			
1.9	Drive ways and other hard surfaces indicated and description of finish			
1.10	Landscape layout with plant list (in case Yes, ignore 1.10.1)			
1.10.1	Will make use of approved landscaper (in case Yes, ignore 1.10)			
1.11	Diagrammatic storm water disposal			
1.12	Boundary treatment with description			
2. Plans Sections and Elevations:				
2.1	All floor plans, 1: 100 scale			
2.2	2 sections with one through highest point of house, 1: 100 scale			
2.3	Section lines			
2.4	Indicate height restriction line parallel to natural ground level on sections.			
2.5	4 elevations, 1: 100 scale			
2.6	Indicate building widths on gable end elevations			
2.7	Illustrate columns, pergolas etc., to communicate intentions clearly			
2.8	Indicate natural ground level with a clear line (on sections and elevations) and in dashed line for altered natural ground level			
2.12	3d view of main approach and conceptual massing model			
2.13	WODAC approval fees paid according to Section A of Guidelines clause 2.4.3			

## SECTION B: RESIDENTIAL 1 AND GENERAL RESIDENTIAL 3

Note: Items are applicable to sketch plan submission  
( numbering in this section refers to the corresponding guideline numbering)

Sketch plan  
phase

Applicant  
(tick off)

WODAC

### 1. Building Lines, Green Zones, and " Build to" lines

1.1	All side and rear boundaries 2m			
1.2	Street boundary lines 7m , or 5m relaxation if applicable			
1.3	Building footprint as far away as possible from green zones			
1.4	Any Servitudes applicable			

### 2. Height restrictions & proportions

2.1	2 Storey height restriction 9m parallel to the natural ground level			
2.1	Roofline fragmented			
2.2	6.5m building width residential 1			
2.2	7.5m Building width residential 3			

### 3. Maximum coverage, floor area ratio (far) and footprint

3.1	Coverage 50% - Res1 stands			
3.1	Coverage 40% - Res 3 stands			
3.2	FAR 0.66 - Res 1 stands			
3.2	FAR 0.4 for Res 3 stands			
3.3	First floor footprint may not exceed 80% of ground floor footprint			

### 4. Minimum size of buildings

4.1	Residential 3 > 80 square meters			
4.2	Residential 1 > 150 square meters			

### 5. Landscaping and gardens

### 6. Boundary walls/fences, screen walls, gates & screens

6.1.1	Internal boundary walls may not exceed 2.1m in height			
6.1.1	Street boundary 2.1m high permeable fence or 1m high solid wall			
6.1.3	Green Zone: Permeable fence only			
6.2.1	Street boundary walls and fences for Res 1stands - 1m solid or 2.1m permeable			
6.2.2	Street boundary walls and fences for Res 3 stands - 1m solid			
6.2.3	Res 3 stands perimeter fencing ( no adjacent site) 2.1m permeable fence			
6.2.3	Res 3 stands perimeter fencing (adjacent site) 2.1m solid walls			
6.3.1	Screen walls no more than 50% of the length of street façade			

Note: Items are applicable to sketch plan submission ( numbering in this section refers to the corresponding guideline numbering)		Sketch plan phase		
		Applicant (tick off)	WODAC	
7. Swimming pools				
7.1	Swimming pools shape			
7.4	Swimming pools within the building lines			
8. Building form, style and character				
8.1	Building conform to contours. Floor levels to follow contours)			
8.2	Building form according to requirements rectilinear or composite rectangles			
9. External walls				
9.2	Plaster finishes indicated			
9.3	Face brick finishes indicated			
9.5	Stone walls indicated			
10. Roofs				
10.1	Double pitch : between 26 to 35 degrees			
10.1	Mono pitch : between 26 degrees to 35 degrees			
10.3	Flat concrete roofs- no visible waterproofing and chipped stone			
10.3	Roof forms separate elements			
10.11	Roof overhangs 600mm max			
11. Paved areas, decks, patios and verandas				
11.1	Paved areas and decks max 25% of the site area			
12. Pergolas				
12.1	Pergolas construction from hardwood or painted steel or combination thereof			
13. Verandas and carports				
13.1	Lightweight materials similar to pergolas			
13.2	Indicate material of verandas and carports if covered			
14. Balconies and balustrades				
14.2	Balconies must be designed not to overlook the private areas			
15. Doors and windows				
15.4	Windows to be square or rectangular proportion			
15.6	No cottage pain windows permitted			
15.8	Shutters			
16. Arches and columns				
17.3	Face brick indicated and colour provided			
17.4	Roofs Tiles"Coverland Elite", Farmhouse Red permitted or "Marley Modern Antique Terracotta".			
21. Laundry, refuse &wendy houses, etc.				
21.2	Laundry drying areas and refuse bins must be completely enclosed			
23. Sustainable design				
23.2	Orientation considered			
23.2	Roof overhangs indicated			



