



## **101 ACUTTS BUILDING DESIGN CODE (BDC)**

The Purchaser and his / her professional team, including all contractors and suppliers, must ensure that they have the current edition of the document, which must be consulted prior to commencing any design on the property.

The Purchaser undertakes to comply with the contents of the BDC in its entirety. The Purchaser accepts that the contents of this BDC are fair and reasonable and are updated periodically and that it is the Purchasers responsibility to ensure that he/ she obtains the current edition prior to the commencement of any design on the property.

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 202\*

Witness: \_\_\_\_\_

Purchaser: \_\_\_\_\_

### **1 INTRODUCTION**

The purpose of this design code to ensure that the overall development harmonizes to create a balanced lifestyle for all residents with a high quality aesthetic with maximum privacy.

It is important that the interface between the houses, garages and the street are carefully considered, to create a suburban residential streetscape, with due consideration to fencing and walling of the properties along the streets.

The design of each dwelling and its associated garages must show special sensitivity to the existing topography and must take into consideration the neighbouring properties with due regard to views and privacy.

There are two stages in the plan approval process:

Stage 1 approval of the building and landscaping plans by the Design Review Committee (DRC)

Stage 2 approval of the building plans by the Local Authority – the Local Authority will only scrutinize the plans once the approval of the DRC has been obtained and all the plans have been stamped and signed by the DRC.

## 2 TOWNPLANNING CONTROLS

In terms of the Consolidated Outer West Town planning Scheme, the entire Estate is zoned Planned Unit Development 3 (PUD 3).

### 2.1 Coverage, height, and density of units

Maximum dwelling per erf: one dwelling only.

Maximum height: 2 storeys (excluding roof / loft space).

Coverage: 40% of site area.

### 2.2 Building lines

Street boundary: 5 metres.

All other boundaries: 3 metres.

## 3 ROOFS AND RAINWATER GOODS

Roof types and elements permitted :

- Pitched
- Hipped
- Hipped pyramid
- Flat roofs in combination with pitched
- Exposed timbers
- Dutch hip

Roof types and elements not permitted :

- Flat, except as above
- Mansard
- Gable ends
- Monopitch
- Dormer windows
- A-frame
- Cranked
- Vaulted
- Awnings – only permitted by application to the DRC
- Exposed geysers
- Whirly birds and the like
- Painted roofs
- Thatched roofs

### 3.1 Mandatory requirements

- Maximum pitch of roofs: 30 degrees.
- Roofs must have an overhang of minimum 600mm with open eaves.
- All roofs must have gutters, or banded to prevent sheet run off.

All stormwater must be discharged as follows :

- into neighbouring stormwater reticulation system or,
- into neighbouring water course or,
- into soak pits

### 3.2 Mandatory materials

- Roof tiles: concrete – Lafarge Elite (or similar approved) – colour slate grey.
- Gutters: seamless aluminium - shape: square or moulded profile dark brown.
- PVC downpipes (painted colour to match walls) and painted fibre-cement fascias and bargeboard.

### 3.3 Roof Maintenance

- No pressure cleaning of roofs permitted.
- Colour of roof ridges: Plascon Nuroof TRP200 – Atmosphere Grey.
- Ridges, joints to be sealed with Dulux - Rain shield or Plascon PWC 520.
- No “zebra stripping permitted – Any disturbance to a ridge, all ridges to be painted.

## 4 WALLS (DWELLINGS AND GARAGES)

### 4.1 Mandatory requirements

- All walls to be built with clay or cement masonry.
- Double skin external walls, bagged and bitumen sealed.
- Smooth plaster and paint, natural stone or facework, or a combination of any two of the above.
- Horizontal ruled joints are permitted.

### 4.2 Specific exclusions

- Precast panels and concrete bricks and blocks
- Flying beams
- Reflective surfaces
- Decorative elements for example Cape Dutch, Spanish, Tudor
- Glass brickwork
- Pointed arches for example Gothic, Spanish
- Cement facebricks
- Curved elements
- Imitation (flint)stone facing

## 5 WALLS (YARD / GARDEN)

### 5.1 Mandatory requirements

All yard / garden walling must be finished to match or compliment the main dwelling

Mandatory paint colours (approved range) : external paint scheme is called :

#### **STONE (very neutral colour)**

- The main wall colour is called “stone wash” in a Plascon paint.
- The band colour is called “old cobble stone” also in a Plascon paint.

or

#### **FOREST (greenish tinge)**

- The main wall colour is called “Matisse low sheen” in a Plascon paint.
- The band colour is called “empire PAL 162 low sheen” in a Plascon paint.

Shaves paint in Hillcrest is the supplier, and have the codes saved under the name K.P Industrial

Timber screens are permitted – painted or stained dark brown.

Timber post and rail fencing is permitted – natural.

Maximum height of all other garden walling ie. yard: 2,1m.

## **5.2 Specific exclusions**

- Picket fencing
- Glass brickwork
- All steel fencing
- All precast fencing
- Concrete palisade
- PVC timber copy

## **5.3 Retaining walls**

- No section / part of any retaining wall may exceed 1,5m – must be terraced / stepped back by a minimum of 500mm for each section higher than 1,5m.

## **5.4 Permitted materials**

- Gabion baskets filled with natural stone / rock
- Reinforced concrete
- Dry stack natural stone / rock
- Approved dry stack retaining walling systems
- Gum pole to be approved by DRC

## **6 WINDOWS, EXTERNAL DOORS AND SHUTTERS**

### **6.1 Mandatory materials – windows and doors**

To be either full panes of glass or primary full panes with limited, well-proportioned window and door openings.

### **6.2 Specific exclusions**

- Glass blocks
- Semi-circular window heads
- Circular windows
- Fake shutters
- Reflective glass
- External or ornamental burglar guards
- Steel windows
- Cottage pane windows
- Industrial windows
- Decorative windows and doors
- Ornatly carved or moulded doors
- Sleeper doors
- Pressed metal doors

## 7 GARAGES AND CARPORTS

### 7.1 Mandatory requirements

- Each dwelling to have a minimum of one garage.
- Garages can be either free-standing, attached or an integral part of the dwelling.
- Garages must be linked to the main dwelling by walling, by an enclosed courtyard or by a covered walkway.
- Garage doors must be either timber or fibreglass tilt-up or sectional slide over with a horizontal slatted design.
- The use of garages as temporary bedrooms, entertainment rooms or offices is prohibited.
- No caravans, boats, trailers etc. may be kept on the premises without prior permission from the Estate manager.

### 7.2 Specific exclusions

- Shade cloth
- Precast garages
- Glazed or perforated garage doors
- Free-standing carport unless architecturally treated as a feature in keeping with the main dwelling

## 8 VERANDAHS, BALCONIES, PORCHES, BALUSTRADES AND PERGOLAS

### 8.1 Mandatory requirements

- Each dwelling must have a minimum of one covered verandah of not less than 16m<sup>2</sup> and 3m in length.
- The verandahs are to be designed to be an integral part of the dwelling.
- Balustrades can be either hot-dipped galvanized steel, stainless steel, aluminium, or timber.
- Columns can be masonry, timber, steel, or concrete: shape square or rectangular.
- Timber decks attached to the main dwelling are encouraged to take up the slope of the property.
- The exposed underside of timber decks to be enclosed by solid walling timber slats – any vertical side / face of a timber deck is not to exceed 1,5m in height.
- Should the Owner wish to enclose a verandah, and the protocols as per the Building Design Code have been followed, the following should be noted :
  - Verandah enclosures to conform to the Building Design Code.
  - The glass must be mounted alone between the structural elements of the verandah.
  - Storm and roll-down canvas blinds will be considered on application to the DRC.
  - No curtains or any other type of window screening may be installed on the glass frontage of the enclosure.
  - The enclosure can only be furnished with patio type furniture.
  - No beds are permitted.

### 8.2 Specific exclusions

- Shade cloth
- Precast structures
- Vertical slats
- Round columns

## 9 GATES

- All elements in the gate designs are to be either horizontal or vertical.
- No curved elements will be allowed.
- Variations on the same theme may be allowed but subject to approval by the DRC.
- All gates to be approved by the DRC prior to installation.

## **10 LIGHTING**

It is the intention that all external lighting in the Estate must not be seen directly from anywhere on the Estate. To this end, lighting must conform to the following :

- Up or downlighters
- Recessed floor lighting
- Recessed ceiling / eaves lights
- Garden up-lighting
- Garden lighting as close to the ground is encouraged

### **10.1 Specific exclusions**

- Floodlights
- Garden standing lamps, except when close to the ground and covered with louvres

## **11 STAFF QUARTERS**

### **11.1 Mandatory requirements**

- Staff quarters are to be designed and finished as an integral part of the dwelling or garage.
- Rooms are to be a minimum of 3 x 3.6m and must have attached bathrooms.
- Staff quarters and kitchen areas are to open onto screened patios or yards.

## **12 DUCTS UNDER DRIVEWAYS**

### **12.1 Mandatory requirements**

- Two 110mm diameter heavy duty PVC ducts must be provided under the driveway – laid 600mm below driveway level and to extend a minimum of 1m on either side of the driveway.
- Each duct must have a draw-wire and end caps.

## 13 GENERAL

### 13.1 Mandatory requirements

- Each dwelling must have a standard signage outside their driveway.
- Permitted house numbering / plaque designs shown below :



- Cut-off drains to be constructed above all retaining walls where required by engineer.
- Fencing above retaining structures and banks to conform to the relevant building regulations
- All driveways and parking areas to be premix or paving.
- Service areas are to be walled (max height 2,1m).
- Washing lines to be screened and not visible from the street or neighbour.
- No portion of temporary structures such as dog kennels, Wendy houses and the like, to be visible from the street or neighbouring properties.
- Children's play equipment, utilities and flags are to be screened from the street or neighbouring properties, and must be pre-approved by the DRC.
- Stilts and exposed columns are permitted with the approval of the DRC.
- All burglar guards must be approved by the DRC.
- External piping must be hidden from the street and neighbouring properties.
- Water tanks, mechanical equipment, and plant such as air-conditioners, ducts, pool pumps etc must be adequately screened and sound-proofed and must not be visible from the street and neighbouring properties.
- External lighting may not shine directly onto neighbouring properties.
- Solar panels are encouraged - type and position must be approved by the DRC.
- Pool fencing must conform to all relevant building regulations.
- All gates must match the main dwelling and to be approved by the DRC.
- All bulk earthworks, retaining structures, sewer and stormwater reticulation must be designed, and the construction thereof supervised and signed off, by a registered engineer. All plans incorporating the above are to be approved by the DRC before construction thereof may commence.
- No stormwater may be discharged, whether in sheet or concentrated flow, onto neighbouring properties.
- UPVC broekie lace and portable pools are not permitted.

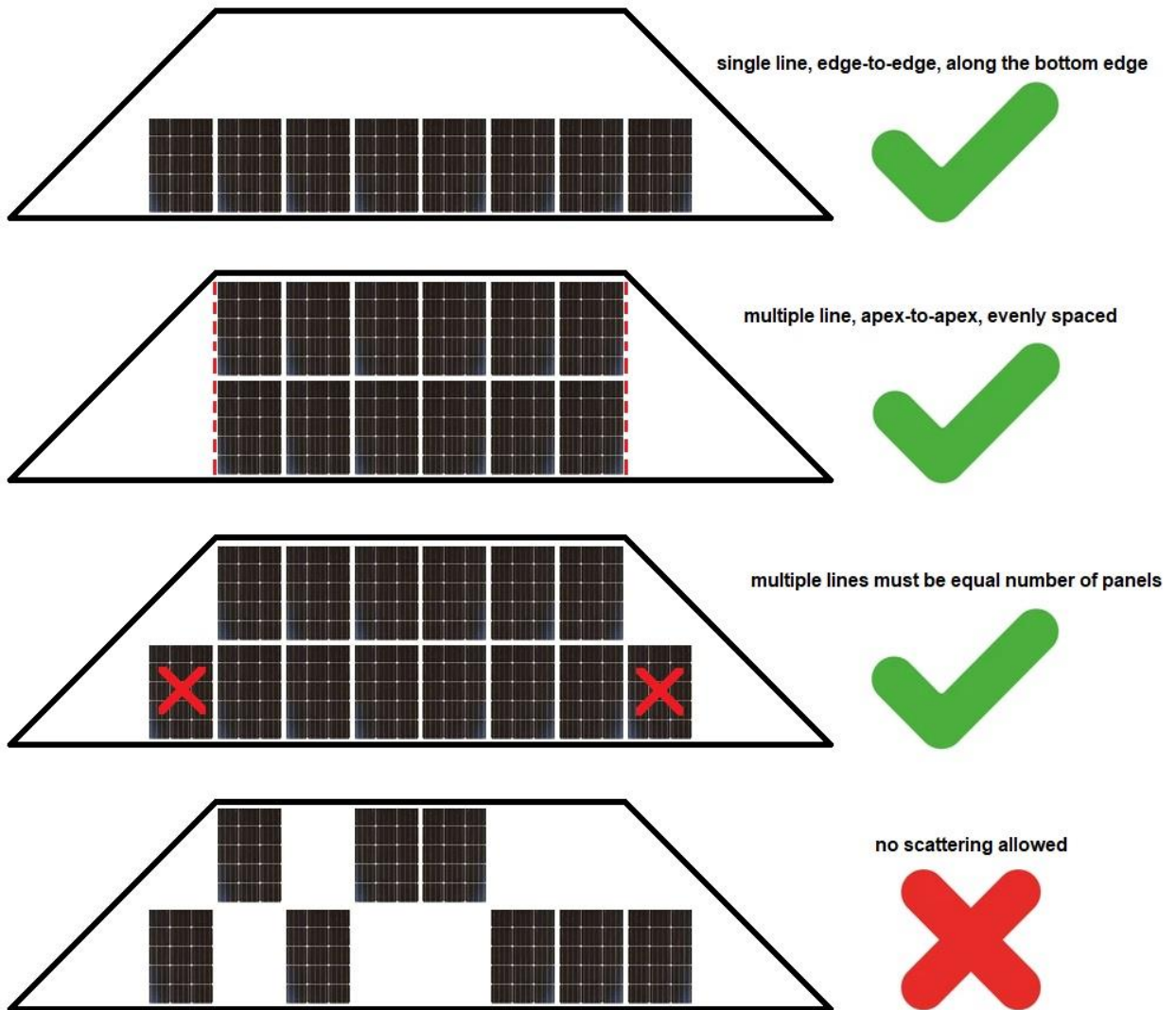
### 13.2 Alterations & additions – to comply with this BDC

This includes but is not limited to :

- Air conditioners visible from the street / neighbouring properties to be screened and painted same colour as main walls or slatted timber.
- Water harvesting tanks to be screened by plants or screens
- Solar panels to approved by DRC.
- Skylights are not permitted.

### 13.3 Solar Panels

Prior to installation, an elevation drawing must be submitted to the DRC whereon the positions of the panels and dimensions thereof must be indicated.



- \* panels on main roofs only - NO panels allowed on sub-roofing .eg. links / porches / verandahs
- \* all wiring from panels to be in trunking, painted same colour as house walls, tucked into feature corners (as with the guttering downpipes)
- \* inverter and battery banks to be concealed or screened out of view from estate roads and neighbours
- \* solar panels located in the garden must be concealed or screened out of view from estate roads and neighbours
- \* DRC and Local Council approval required prior to any installations
- \* no restriction on number of panels, but extent and position subject to roof design, applying principles per the diagrams above
- \* panels must be installed flush with roof gradient, and must be flat (not tubular)
- \* all panels to be SABS approved, and must be non-reflective
- \* installations must be done by registered professional, which should include a Certificate of Compliance upon completion



### 13.4 Electrical Kiosks

- No installation or work inside the kiosk without prior permission for HOA may be carried out.
- Only 3 Phase 60amp p/hse or Single Phase 60amp p/hse is permitted per property.

### 13.5 Standby Generators

The installation of household generators must be approved by the HOA.

The following conditions will apply : there will be no disturbance or danger to neighbours – it is quiet, no gas fumes and no vibrations.

The following procedures and installation specifications must be met by any resident that has installed a generator at a home on the Estate prior to this rule.

Homeowners must submit a formal application to the DRC. The application will have to include the following:

Specifications of the generator installed :

- Location plan of the generator in relation to buildings and neighbouring properties and buildings.
- Electricity lay-out plans showing details of the connections to and from the generator.
- A Fire Protection Plan.
- specified noise level output measure in decibel.
- Name of competent accredited person (electrician) that will oversee the installation and issue a Certificate of Compliance (COC).
- Proof of submission of plans indicating the generator and electrical connection detail to the electrical Supply Authority, and their acknowledgement/approval, if so required by the Supply Authority.

The following will apply to all approved installations :

- The noise level of the generator should not exceed 75db at distance to surrounding neighbours.
- The noise level will be tested by Management after installation to ensure compliance.
- Only one single phase generator of maximum 10KVA per home will be allowed.
- The generator should be of the household, “silent” soundproof type with an automatic / emergency switch-off capability.
- The generator should be an emergency back-up and should only operate during power failures / load shedding.
- The generator should be installed within the boundaries of that particular property, on a raised plinth inside a ventilated, dry, screened area in accordance with the BDC, away from gas cylinders.
- At least 1 handheld fire extinguisher should be installed on a wall near to the generator and should be within easy reach in case of an emergency.
- The generator should not be installed in the garage or any other room.
- No gas cylinders to be stored in the same building as generators.
- The generator must be properly grounded / earthed.
- Fuel for the generator must be correctly stored.
- All generators must be switched off between 22h00 at night and 06h00 the next morning.
- The generator should be connected through a sub - Electrical Distribution Board (DB) / Control Panel in the home. This should be labelled “DANGER GENERATOR CONNECTED”. The circuit on the main DB where the sub - DB is connected should also clearly be marked.
- The Control Panel shall include at least:
  - A main circuit breaker
  - A manual changeover switch.
- The wiring of the generator should be connected to one phase on the DB Board and phase to each circuit breaker where power is required, bearing in mind the rated wattage used in during power failures.
- Proper heavy-duty power cables should be used and should be concealed and/or covered.

Commissioning of generator:

- The installation will be inspected for compliance to the above once complete.
- NB The generator may only be used once the installation is approved and a COC by an accredited person have been issued.
- The generator may only be used once the necessary approvals have been obtained from the Supply Authority, if so, required by the Supply Authority, as indicated earlier.

Disclaimer of Liability: the HOA cannot be held responsible for any damage or health hazard caused using any machinery, generator etc. It is the responsibility of the owner/tenant to ensure compliance of all machinery installations with SANS 10142-1.

#### **14 GEOTECHNICAL REPORT**

A general scoping report of the ground conditions of the Estate has been compiled. This is a public document and is available on the website as well as from the Sales Office. The report is non-specific but rather an overview of the entire Estate in general. It is the responsibility of each Purchaser and their appointed professional team and building contractor to ensure that site specific investigations are conducted to ascertain the exact nature of the founding conditions of their property prior to commencement of the design of the dwellings etc.

#### **15 STORMWATER MANAGEMENT PLAN**

Each Purchaser will be required to submit a detailed Stormwater Management Plan (SMP), together with the official building plan submission, to the DRC for approval. This plan is to be prepared, and construction thereof overseen and signed off by a registered engineer.

This plan is to indicate how the stormwater on the property is going to be dealt with during and post construction of the dwellings etc and is to comply with the Environmental Management Plan (EMP). A copy of the EMP is available from the Sales Office.

#### **16 LANDSCAPING DESIGN AND INSTALLATION**

The design and installation of the landscaping is to conform to the BDC, the EMP as well as the Landscaping Design Protocol (LDP) and is to incorporate the SMP.

The landscaping plan must be approved before site handover can take place. Only once the approval of the DRC has been obtained may any construction on the site commence.

The design and installation of the landscaping may be undertaken by any landscape contractor approved in terms of the Landscape Design Code but must be complete before the DRC will issue an Occupation Certificate for the dwelling.

The Local Authority will only issue the Occupation Certificate once the DRC has issued their Confirmation of Completion – this includes the completion of the dwellings as well as the completion of the landscaping. These elements must be completed in accordance with the plans as initially, or with any subsequent amendments, approved by the DRC.

#### **17 PLAN APPROVAL PROCESS & SITE HANDOVER**

##### **STAGE ONE**

The appointed architect, providing proof of his / her appointment, is to present and submit the sketch plans, together with payment of the prescribed scrutiny fees, to the DRC for preliminary discussion. The sketch plans are to be drawn to a scale of 1:100 showing the site plan, floor plans, sections, elevations, site works, bulk earthworks, retaining structures and stormwater.

These drawings are to be of sufficient detail for the DRC to understand the overall and detailed concepts of the design and must include the following :

- Schedule of areas of dwelling, including patios and outbuildings
- Coverage (%) and height above original ground level
- Building lines
- Position of neighbouring structures
- Position of adjacent services, manholes etc
- Details of driveway layout and levels thereof
- Detailed drainage layout - sewer and stormwater
- Stormwater management – pre, during and post construction
- Site works, retaining structures, terraces and banks
- Swimming pools and fencing
- Cut-off drains
- Foundation details
- Screen and boundary walling

- Plumbing reticulation
- Eaves details
- Windows and doors
- Roofing details, including height thereof
- Rainwater goods
- Material schedule
- Electrical supply requirement

## **STAGE TWO**

Once the sketch plans have been approved by the DRC, the final working drawings are to be submitted to the DRC for approval.

## **STAGE THREE**

Once the DRC has approved and stamped the working drawings, they can be submitted to the Local Authority for their consideration and approval.

All Purchasers are advised that the Local Authority will not accept any plans that have not been approved and stamped by the DRC.

## **STAGE FOUR**

Once Local Authority approval has been obtained, and the items listed hereunder attended to, construction may commence:

- Confirmation of transfer of the property to the Purchaser
- Erection of the shade-cloth screening around the entire property
- Setting out certificate for all buildings and pools must be submitted by a registered Land Surveyor
- Site Handover procedure undertaken – see Site Handover Checklist
- Water connections made and neighbouring services exposed and protected – both accepted by the Principal Agent
- Erection of the Contractor's signboard – as per detailed specification and layout

## **18 OCCUPATION**

Dwellings may only be occupied once the following matters have been attended to:

- Architects Certificate of Practical Completion and been submitted to, and approved by, the HOA
- Local Authority Certificate of Occupation submitted to HOA
- The "as-built" or deviation plan has been submitted to and approved by the DRC and proof of submission thereof to the Local Authority
- Removal of the contractor's board from the site
- Certification by the engineer of all stormwater, sewer and all structural elements such as, but not limited to, foundations, slabs, roofs, retaining walls etc
- Submission of the Electrical Compliance Certificate to the HOA
- Submission of the Landscaping Compliance Certificate to the HOA
- The HOA will only issue their Occupation Certificate, and allow occupation of the dwelling and outbuildings, once all the above have been attended to.

## **19 MANDATORY COMPLIANCES**

All design, construction and materials are to conform to, but not be limited to, the following regulations:

- National Building Regulations
- Local Authority Building Regulations
- National Home Builder's Registration Council Regulations
- 101 Acutts Building Design Code
- 101 Acutts Landscaping Protocol
- 101 Acutts Environmental Management Plan
- 101 Acutts Sales Documentation

## 20 ACKNOWLEDGEMENT

The Purchaser acknowledges that he / she fully understands this document and undertakes to comply fully with its contents. It is further acknowledged that this document will be amended from time to time by the developer and the

Purchaser undertakes to comply fully with such amendment(s). The Purchaser also undertakes to ensure that all

Professionals, Suppliers, Contractors and Sub-Contractors in their Employ, employed on or supplying the works on their property, conform to this document

It is hereby placed on record that should the Purchaser fail to comply with terms and conditions of this document, he/ she would be in breach of agreement, and should the Purchaser fail to remedy such breach within 7 (seven) days from date of delivery of a notice by the HOA to this effect, the HOA will have the right inter alia :

- Apply for an interdict on an urgent basis to prohibit any further building works on the property and / or to rectify any transgressions, the costs whereof will be borne by the Purchaser
- Will be entitled in addition to the above, to calculate any damages that the HOA has suffered on account of the breach of contract by the Purchaser and be entitled to without derogating from any other remedies available to the HOA in Law, institute a claim for damages suffered as a result of such breach of contract, which costs will also be borne by the Purchaser.
- Will be entitled in addition to the above to, in terms of the Articles of Association, impose a system of fines and other penalties as resolved by the HOA from time to time.
- Will be entitled in addition to the above to perform the work and / or services which is required to be done or provided, or to rectify the breach, at the expense of the Purchaser and shall be entitled to recover all expenditure in connection thereof from the Purchaser, together with interest calculated thereon at prime bank rates, for the period date of expenditure to date of payment.

These options will not limit any other remedies that the HOA and / or the developer may have in Law.