

House Plan Submission Document

Stand No. Home Owner
Date E-mail

Dear Sirs,

Please find attached the below mentioned drawings for perusal and preliminary approval by the Architectural Committee.

Final Sketch drawings/plans /elevations

Architectural Committee Stage 1 Checklist Architectural Committee Stage 2 Checklist

PLANS (Please tick each check box to confirm document/details recorded in submission)

<input type="checkbox"/> North Point	<input type="checkbox"/> Site Boundaries
<input type="checkbox"/> Building Lines & boundary lines	<input type="checkbox"/> Position on adjacent stands & buildings
<input type="checkbox"/> Extent of crossover	<input type="checkbox"/> Percentage coverage for each floor
<input type="checkbox"/> All rooms named	<input type="checkbox"/> All floor levels and external levels (relative to contours)
<input type="checkbox"/> Section Lines	<input type="checkbox"/> All External finishes indicated (Stage 2)

ELEVATIONS AND SECTIONS

<input type="checkbox"/> All external finishes (Stage 2)	<input type="checkbox"/> Natural ground level lines
<input type="checkbox"/> Floor and roof levels	<input type="checkbox"/> Site Boundaries
<input type="checkbox"/> Building Lines & boundary lines	

SAMPLES

☐ Finishes

GENERAL INFORMATION

<input type="checkbox"/> Area of ground Floor	<input type="checkbox"/> Area of First Floor
<input type="checkbox"/> Area of basement	<input type="checkbox"/> Area of outbuilding
<input type="checkbox"/> Anticipated date of construction	<input type="checkbox"/> Estimated date of completion

Yours Faithfully,

Signature Name

Architect Name

Architect Phone No. E-mail

For official use only.

Signature on behalf of Kings City, confirmation of submission:

Date : Fee paid:

Kings City Architectural Guidelines - Stage 1 Construction Checklist

This requires to be completed as the first submission of plans to the AC, prior to submission to the Local Authority. Stage One may be submitted simultaneously with Stage 2 if desired.

Please note this is to be completed by the Architect

Stand No. Home Owner

E-mail

Architect Contact Number

SPECIFIC DETAILS COMPLETION	SUBMISSION		INSPECTION OF	
	ARCHITECT	AC REVIEW	AC REVIEW	AGREED BY MEMBER
1. Layout				
House				
Height complies with constitution				
130 sq metres minimum build size				
9m from a road, 3m sides (boundaries)				
Domestic Quarters/Outbuilding/Shed				
3m from side boundaries, 9m from a road				
Screened/unobtrusive from neighbours				
Matches main house structure and roof				
Max 80m ² floor area				
Outbuildings/Garden Sheds/Garages				
Only one of as an alternative to Domestic Quarters but not both				
2. Architectural Style				
No castellated parapet/tunnels				
No more than two storey's above ground level				
Guest cottage linked to main house				
3. Roof				
No flat concrete roofs				
No roof ridge exceeding 12m (see Constitution)				
All thatch roofs 10m from boundary line				
No Asbestos, reflective corrugated iron				
Paint of only dark green/black/dove grey				
No reflective colours/materials				

Kings City Architectural Guidelines - Stage One Construction Checklist

SPECIFIC DETAILS	SUBMISSION		INSPECTION OF COMPLETION	
	ARCHITECT	AC REVIEW	AC REVIEW	AGREED BY MEMBER
4 Swimming Pools				
Pool surrounds to match main structure paving				
No visible pumps				
Aesthetically acceptable safety fences				
5 Paving/Driveways				
Suitably paved/surfaced				
6 Verandah/Pergolas/Balconies				
Applicable from General Notes				
No shade cloth				
7 Garages/Sheds/Domestic Quarters				
As applied to main house				
No precast buildings (see Constitution)				
No fibreglass roofing				
8 Aerials/Satellite Dishes/Roof fixtures /Solar panels				
No large obtrusive fixtures (see Constitution)				
No reflective colours				
No device projecting from roof				
No dish bigger than 3.1m diameter				
Not in obstructive location				
No bright roof lights /shining material reflecting light upwards				
9 General External Fixtures				
No visible plumbing and washing lines				
No bright/gaudy/reflective colours				
No prefab/temporary structures				
Solar panels suitably located				

Kings City Architectural Guidelines - Stage One Construction Checklist

SPECIFIC DETAILS	SUBMISSION		INSPECTION OF COMPLETION	
	ARCHITECT	AC REVIEW	AC REVIEW	AGREED BY MEMBER
10 Boundary Enclosures				
Fencing- diamond mesh or steel fence 1.2m max height				
Palisade fencing				
11 Garden Features				
No prefab/tube & metal/precast concrete				
12 Street Furniture and Design				
No gaudy house sign 30cm x 30cm maximum size				
Discreet garden and gate lighting				
Discreet entrance features				
13 Vegetation and Landscaping				
No unnecessary removal of trees per Constitution				
No planting trees / plants on prohibited list				
No planting trees to block neighbours view				
Tennis court placement – non obtrusive				
No obstruction of streams/waterways				

Please specify, if applicable:

Roof Pitch

Solar panel location

Driveway material

Boundary enclosure details

Landscaping plan

Signature - Architect Date

Signature - Home Owner Date

Signature - AC Review Date

Kings City Architectural Guidelines - Stage Two Finishes & Fixtures Checklist

Please note this is to be completed by the Home Owner. This checklist is due for submission once the build has reached and received Council roof level inspection approval, alternatively this can be submitted simultaneously as the Stage One Check List if all of the finer details are known.

Stand No. Home Owner

E-mail

Contact Number Stage One Certificate Issue Date

Council Approval Number Copy of Council approvals taken and added to file

SPECIFIC CRITERIA/MATERIALS/AREA	SUBMISSION		INSPECTION ON COMPLETION OF BUILD	
	HOME OWNER	AC REVIEW	AC REVIEW	AGREED BY HOME OWNER
1 General				
No obtrusive structures/fixtures				
Only colours of a neutral palette				
No reflective finishes				
No temporary or prefab fixtures				
No unfinished /unpainted plaster/ concrete				
No unpainted corrugated iron				
No unfinished concrete bricks/blocks				
Walled back yard/laundry area				
2 Roof				
No asbestos, reflective corrugated iron				
Paint only dark green/black/dove grey				
No unpainted corrugated iron				
3 Windows/Doors				
Applicable from General Notes				
4 Swimming Pools				
No portable pools above ground				
Pool surrounds to match main structure paving				
No visible pumps				
Aesthetically acceptable safety fences				

Kings City Architectural Guidelines - Stage Two Finishes & Fixtures Checklist

SPECIFIC CRITERIA/MATERIALS/AREA	SUBMISSION		INSPECTION ON COMPLETION OF BUILD	
	HOME OWNER	AC REVIEW	AC REVIEW	AGREED BY HOME OWNER
5 Aerials/Satellite Dishes/ Roof fixtures/Solar panels				
No large obtrusive fixtures (see Constitution)				
No reflective colours				
No device projecting from roof				
No dish bigger than 3.1m diameter				
No bright roof lights /shining material reflecting light upwards				
6 General External Fixtures				
No visible plumbing and washing lines				
No bright/gaudy/reflective colours				
No prefab/temporary structures				
Solar panels suitably located				
7 Boundary Enclosures (see constitution)				
Fencing- diamond mesh or steel fence 1.2m max height				
Palacade fencing				
13 Garden Features				
No prefab/tube & metal/precast concrete				
14 Street Furniture and Design				
No gaudy house sign (30cm x 30cm maximum size)				
Discreet garden and gate lighting				
Discreet entrance features				

Kings City Architectural Guidelines - Stage Two Finishes & Fixtures Checklist

SPECIFIC CRITERIA/MATERIALS/AREA	SUBMISSION		INSPECTION ON COMPLETION OF BUILD	
	HOME OWNER	AC REVIEW	AC REVIEW	AGREED BY HOME OWNER
15 Vegetation and Landscaping				
No unneccassary removal of trees per Constitution				
No planting trees / plants on prohibited list				
No planting trees to block neighbours view				
Tennis court placement – non obtrusive				
No obstruction of streams/waterways				

Please provide details to the finer finishings of the build, where applicable:

Roof Material

Roof Colour

External Paint Colours

Boundary Enclosure Details

Landscaping Plan