DESIGN REVIEW - SUBMISSION FEES AND PROCEDURES – BRIDGE CITY

1. Plan scrutiny fees are charged to cover the costs of professional services rendered to the Association and the Design Review Panel. As provided for in the Development Manual and Owners Rules, they are payable by any applicant seeking review of plans by the Design Review Panel. The full fee shall become due and payable before consideration of the plans at Site Development Plan stage, and shall be as follows (fees quoted exclusive of VAT):

1.1 On commencement of Design Review Process:

1.1.2 Site Development plan submission = R4 000,00
1.1.3 Development size 0 to 10,000m² bulk = R10 000,00
1.1.3 Development size over 10,000m² bulk = R15 000,00

2 The scrutiny fee above shall entitle the applicant to five separate design review meetings/on-site inspections. Any additional reviews or inspections required thereafter shall attract a charge of R1 500.00 plus VAT per session.

3 A fee of R1 000.00 (Plus VAT) shall be payable for review and approval of signage by the Design Review Committee, should this be a separate submission.

4 The full submission fee must be paid before final submission. In the event of failure of any applicant to pay the fees before the commencement of a submission, the Association may refuse to consider the application or, if the applicant is about to or has taken transfer of the site, the Association may elect to add the fee to the applicant’s levy.

NB

i) As-built plans are to be submitted with a copy of the original approved plans and copies of any approved deviations which have been incorporated. If any deviations not approved by the Association are included, the as-built plans may not be approved.

ii) An electronic copy of the approved as-built plans is to be made on a CD and forwarded to the Precinct Manager.

iii) Deviations requested may be submitted in photocopy format of the section of the plan (building) where a deviation is requested which alters any external aesthetics, size or height of the building. They must be approved by the Design Review Panel and Local Authority before they are implemented.

iv) Should any deviations as above be carried out before approval is obtained, such deviations will need to be reversed.

v) Any requests for deviations from the Design Code are to be accompanied by a written justification for such deviations. Any application based on a “precedent” will not be accepted.

(vi) Landscape Architects are required to submit their plans on site plans compiled by the building architects, showing the building footprint and finished (as-built) contours on the site, including retaining walls and banks. This plan should be made available to them. Any banks steeper than the accepted angle of repose (26 degrees) are to be clearly shown.

(vii) Architects should be aware they have a responsibility to their clients, and the Association, to abide by the spirit of the Design Code and the Development Manual.

Signed: ………………………………………………………………………………………………… Date: …………………………………………………………………………………

Architect

Name: ………………………………………………………………………………………………………………………