

Mannum Waters – Encumbrance Manager Checklist

Date application received _____ Assessment Due date _____

Purchaser name _____ Purchaser Email _____

Builder _____ Contact _____

Email _____

Allotment # _____ Allotment frontage (m) _____ Allotment size (m2) _____

Waterfront/Non Waterfront

Number of Bedrooms _____ No. undercover Car Parks _____ House site area _____

Single/Double Story, Height (m) _____ Roof Pitch _____ Eave width(mm) _____

Width of garage facing the street (m) _____ Garage width/frontage% _____

Single story setbacks - Front _____ (mts) Back _____ L _____ R _____

Waterfront only – Setback from pool level (0.75m) _____ (mtrs) (must be no less than 19 mtrs (if allotment less than 70m in length)

Garage setback - Front _____ (mts)

Second story setbacks - Front _____ (mts) L _____ R _____

☐ **Consider private open space**

- ☐ / /201 (insert date) Email sent to acknowledge receipt of plans(sent to builder, cc to purchaser)
- ☐ / /201 Plans approved, 1) Hard copy of plans stamped with approved & sent to builder & with original letter of compliance. (CC letter & NBN Ltr below to purchaser)
- ☐ JR – std ltr NBN – send 2 copies – builder and purchaser
- ☐ Scan & save as one file copy - all documents, plans, letters & emails.

Assessment Notes

Mandatory Requirements

Two sets of the following documents must be lodged with the Mannum Waters Encumbrance Manager for Encumbrance approval:

- ☐ Site plan (at 1:200 scale) showing the location of the development with the site dimensions, front and side set-backs, extent of fencing, driveway position and contours;
- ☐ Floor plan (at 1:100 scale) showing the proposed dwelling, any garages or carports, contours and the layout of and access to any car spaces;
- ☐ Elevations (at 1:100 scale) of the proposed dwelling;
- ☐ Schedule of external finishes detailing construction materials, finishes and colours;
- ☐ The stormwater drainage system;
- ☐ The proposed landscaping details;
- ☐ An Erosion, Sedimentation and Dust Control Plan.

One Main Dwelling

- ☐ The Owner shall not erect upon the land more than one detached dwelling house (exclusive of all general domestic outbuildings).

Development rules

- ☐ Building Line (Applicable only to Waterfront allotments). Any development on a Waterfront Allotment must be between the front road reserve boundary and the Building Line as shown on the allotment plan.
- ☐ Enclosed or covering in understorey (not applicable waterfront)
- ☐ Driveway gradient less not greater than 1:5

Site Coverage - (Mandatory for Council)

- ☐ Please calculate actual _____% (Minimum 20%, Maximum 50%)
(Your home, including garages, carports and outbuildings (but excluding unenclosed verandahs, pergolas, balconies and driveways), should have a minimum site coverage of 20% and should not exceed 50% site coverage. If your allotment is less than 400m², greater than 900m² or highly irregular in shape then these ratios may not be appropriate and may be varied by agreement of the Encumbrance Manager.)

If a waterfront block then can deduct the waterfront easement m2 from total land area ie 15metres X width of allotment.

Parking – (Mandatory for Council)

Minimum on-site vehicular parking should be provided as follows:

Number of bedrooms _____

- ☐ 1 to 3 bedrooms in dwelling – 2 spaces (at least 1 covered)
- ☐ 4 to 5 bedrooms in dwelling – 3 spaces (at least 2 covered)
- ☐ 6 or more bedrooms in dwelling – 4 spaces (at least 2 covered)
(Uncovered spaces should be located in the driveway immediately in front of the garage. The minimum dimensions of a parking space should be 2.5 metres x 5.5 metres)
- ☐ Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance. Actual % _____

Setback Distances

For Waterfront Allotments

- ☐ Building Line . Any development on a Waterfront Allotment must be between the front road reserve boundary and the Building Line as

shown on the allotment plan.) (must be no less than 19 mtrs from waters edge if allotment less than 70m in length)

- ☐ A minimum setback of 5 metres and a maximum setback of 8 metres will be required between the primary street front boundary and the front wall of the dwelling;
 - ☐ A setback of 5.5 metres will be required between the primary street front boundary and any garage or second story;
 - ☐ A verandah, deck, portico etc (i.e. open sides structure) can be constructed, but must maintain a setback to the road boundary of at least 3.5 metres, and must be attached to the dwelling.
- No fixed fence may be constructed anywhere within the Waterfront Easement area;

For Non-waterfront Allotments

- ☐ A minimum setback of 5 metres is required to closest point of the dwelling (inclusive of verandahs, porticos etc but not including bay windows or awnings) will be required between the primary street front boundary and the front wall of the dwelling.
- ☐ A minimum setback of 10 metres will be required between the rear boundary and the closest point of the rear of the dwelling where the allotment is less than 45 metres in length on the shortest boundary; or if the allotment is greater than 45 metres in length on the shortest boundary a minimum setback of 15 metres from the rear boundary applies to the closest point of the rear of the dwelling. (except for allotments 294, 295, 296, 297, 298, 299, 300, 301 and 302 located on Spoonbill Court where a 10 metre setback applies)
- ☐ A setback of 5.5 metres is required to any garage from the primary street front boundary.
- ☐ Is the front setback greater than 10m? (This maybe a problem for Council)

All allotments

- ☐ Single storey dwellings should generally be set back a minimum of 1.0 metre from the side boundaries. Allotments with a frontage of 15.0 metres or less will be permitted to build the garage wall to one side boundary. (maximum garage wall length 6m)
- ☐ A garage should not be further forward towards the primary road frontage than the front wall of the dwelling.
- ☐ In the case of two storey dwellings, the second storey should be set back a minimum of 2.0 metres from the side boundary. On a side boundary on the south side a minimum setback of 3.0 metres applies.
- ☐ For dwellings on corner allotments, the setback from the side or secondary boundary road frontage should not be less than 2.5 metres.
- ☐ Garages sited to front the secondary street boundary must be set back a minimum of 5.5 metres.
- ☐ A minimum of 1.0 metre setback applies to any part of all garages from the rear boundary

Privacy

Any upper storey windows or balconies (or side windows on Waterfront dwellings both 1 & 2 story) should be treated using one or more of the following methods where the 15.0 metre view field for that window/balcony extends to any point inside an adjacent allotment:

- ☐ Fixed translucent glass to a height of 1.7 metres above the upper floor's finished floor level, with the glass above 1.7 metres allowed to be clear and be able to be opened; or

- ☐ A minimum sill height of 1.5 metres above the upper floor's finished floor level; or
- ☐ A horizontal or vertical louvre to a height of 1.5 metres above the upper floor's finished floor level.
- ☐ Upper storey windows on primary street facades will be exempt from the above requirements if it can be shown that direct views into the private open space of adjoining allotments is not possible.

Building and Roof Form

- ☐ The dwelling must face the primary street frontage.
- ☐ The principal hipped and gabled roofs to the primary street facade must be pitched to a minimum of 22.5 degrees (maximum of 45 degrees).
- ☐ Skillion roofs (flat roof style) shall be designed to provide character to the primary street façade.
- ☐ All roof eaves should have a minimum width of 450mm to all northern, eastern and western sides (wider eaves to 800mm will be required for above floor-to-ceiling glazed areas).

Height

- ☐ Maximum two storeys in height. (Waterfront homes may have an understorey for storage purposes only and must not be used for habitation)
- ☐ A total height of 7 metres for single storey dwellings is permitted.
- ☐ A total height of 9 metres for two storey dwellings is permitted (measured from natural ground level, or in the case of waterfront allotments, 5.3 AHD).
- ☐ Minor projections beyond the building envelope such as chimneys or dormer windows, turrets or towers may be permitted if they can be demonstrated to significantly contribute to the variety and interest of the streetscape.

Floor Levels – Waterfront allotments only

- ☐ The minimum floor level for living areas is 5.3 metres Australian Height Datum.

Building Materials

- ☐ Must be NO colour “surfmist” (off white) on roof, front, rear or side elevations (Council restriction). “Surfmist” - ok on side or rear understorey cladding (not front of building) also Ok on gutters/facias.
- ☐ Sheds – no “surfmist” on roof. “Surfmist” is ok on walls provided screened by fence or vegetation or a front of shed if a small area only. (surfmist = white tone)
- ☐ Roof materials should be selected from pre-coloured low reflective sheeting, tiles, and slate or cement shingles.
- ☐ Galvanised or zincalume iron sheeting cladding may be permitted if no more than 20% of the external cladding utilises such materials.
- ☐ You should use two or more materials and colours for the external cladding of your home. Generally light colours are preferred.
- ☐ Colour selections for above must be submitted with plans for approval.

Recommendations (not mandatory)

- ☐ You should use two or more materials and colours for the external cladding of your home. Generally light colours are preferred.
- ☐ No more than 60% of the external cladding of your home, including the roof, should be of any one colour.

External walls of homes should be constructed from the following range of materials:

- face, bagged or rendered brick

- stone
- cement rendered concrete
- timber panelling
- factory pre-coloured non reflective corrugated steel sheeting where no more than 60% of the external cladding utilises such materials.
- rendered fibre cement sheet
- or other approved products with cement rendered appearance

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco should be included only subject to design merit.

Non Waterfront Dwellings – Elevated Understoreys

- ☐ Understorey areas must be enclosed (Council development plan – clause 61)

Waterfront Dwellings Understoreys

- ☐ Understorey areas must be designed to minimise the passage of floodwaters during extreme floods. Removal Panels no greater than 3m x 3m. Max 54 sq mt (Note: Must check this against Council Dev Plan requirements.)
- ☐ No understorey wet areas (not allowed under Council Development Plan)

Driveway Construction

- ☐ All driveways must be concrete or paved construction and not gravel or loose stone construction. Surface runoff shall be directed to the associated landscaping strip.

Other

- ☐ No aerial, satellite dish, windmill or other structure may be erected so that any part of it is above the roof ridge line of a dwelling on the land.
- ☐ If you install a Solar hot water system, a split system must be used, whereby the water storage tank is located at ground level and is not located on the roof adjacent to the solar panels.
- ☐ **Waterfront Allotments only** – check the stormwater outlet is adjacent to the dwelling – use a spreader to disperse water.
- ☐ Waterfront allotments – solid fencing – side boundaries only – only permitted front building alignment & building line (19m from waters edge) – needs Council Dev approval.
- ☐ Soil erosion & drainage management plan report must be submitted for Encumbrance approval

Energy Measures

- ☐ A minimum 10,000 litre rainwater tank must be provided & plumbed into toilet cistern(s) for toilet flushing and located in an area that is hidden from public view from the street. (Waterfront homes must have the rainwater tank located so that entry levels are above 5.3 metres AHD.)
- ☐ Rainwater tanks must be pre-coloured and located behind a suitable screen.