

**McKINLAY RIDGE
Encumbrance Checklist**

Encumbrance Administrators
Brock Urban Projects
Attention: Mr Grant Lloyd
GPO Box 2955
ADELAIDE 5001
Tel 08 8203 1288 Fax 08 8203 1290

Please ensure that the following information is provided on the plans submitted for assessment against the McKinley Ridge Encumbrances to ensure that there are no delays in processing your plans. This checklist can be included with plans to expedite processing. Consideration will be given to plans that vary from the stated encumbrance, however approval is at the absolute discretion of the Encumbrance Administrator and the Development Managers and may result in delays in the certification of such plans.

Stage:	
Lot No:	
Street:	
Owner:	
Contact Name:	
Contact Number:	

Documents	Required	Check
Plans and Specifications	2 Sets	<input type="checkbox"/>

Allowed Land Use

Note: Detached Dwelling

Site Coverage (Minimum Dwelling Area)

Site Area

Note: F/A = Floor Area

Allotments of 750 square metres or more
 Allotments greater than 450 square metres but less than 750 square metres
 Allotments less than 450 square metres

	Required F/A	Proposed F/A
Allotments of 750 square metres or more	Min 122 m ²	
Allotments greater than 450 square metres but less than 750 square metres	Min 110 m ²	
Allotments less than 450 square metres	Min 100 m ²	

Building Heights & Roof Form

	Allowed	Proposed
Storeys	Max 2 storeys	
Height for Single Storey Dwelling	Max 7 metres	
Height for Two Storey Dwelling	Max 9 metres	
Height for chimney / flue protrusion (above roof line)	Max 1 metre	
Roof pitch	Min 22.5 deg.	

Privacy (The following applies to a two storey dwelling)

Note: All upper storey windows have fixed obscure glass to a minimum height of 1.5 metres above the upper floor level.

Balconies are screened to minimise the intrusion upon adjacent properties

Fencing

Boundary Fencing Included by Builder Undertaken By Owner
Required Proposed

Boundary Fences Height

Min 1800mm	
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Boundary Fence Materials and Rivergum colourbound
 Finishes Timber Masonry Brick

Note: No boundary fencing shall protrude forward of the building line, unless it abuts a walkway 'as indicated in the plan of division'

External Fixtures

Washing Lines Included by Builder Undertaken By Owner
 Note: Must be screened from a public street

Air conditioning units Included by Builder Undertaken By Owner
 Note: May not protrude significantly above the dwelling ridgeline and be of a similar colour to the roof.

Solar Hot Water Units Included by Builder Undertaken By Owner
 Note: Shall be integrated, match the roof profile and not be visible from the primary street frontage.

Rainwater Tank Included by Builder Undertaken By Owner
 Note: Rivergum colour Colorbond, or other such material coloured to match the dwelling and unobtrusively is sited behind the rear alignment of the dwelling.

Outbuildings

Outbuildings (eg: Sheds) Included by Builder Undertaken By Owner
Allowed Proposed Compliance

Floor Area

Max 54 m ²		
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 Height

Max 4 metres		
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All garages, tool sheds, carports, verandahs and other structures are constructed in Colorbond materials New wheat Rivergum Stone Merino

Out buildings greater than 54 square metres are constructed in the same materials as the main building.