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# Contents

## **Building Requirements** **3**

- 1.1 Building Time
- 1.2 Further Subdivision Allotments
- 1.3 Number of Dwellings

## **Design requirements** **4**

- 2.1 Building Envelope Plan
- 2.2 Setbacks
- 2.3 Appearance
- 2.4 Building Materials
- 2.5 Recreational and Commercial Vehicles
- 2.6 Outbuildings and External Fixtures
- 2.7 Fencing
- 2.8 Landscaping, Retaining Walls and Earthworks
- 2.9 LPG Gas
- 2.10 NBN (National Broadband Network)

## **Approval Process** **14**

# Building Requirements

To ensure that your lifestyle and investment are protected, Metro Property Development has placed requirements on such matters as the location, setbacks and height of homes on each allotment at Minters Fields.

## 1.1 Building Time

We want Minters Fields to feel like home as soon as possible, so if you're purchasing a vacant allotment you must substantially commence building within 12 months of buying the allotment.

- Construction must be completed within 12 months of commencement.
- Front yard landscaping must be constructed within 6 months of occupation of your home.

## 1.2 Further Subdivision Allotments

- Only designated development allotments may be subdivided.
- Consolidation of adjoining allotments for development of either a single dwelling or more than one dwelling will be reviewed by the Encumbrance Panel on merit and having made an assessment of the proposal in accordance with these guidelines.

## 1.3 Number of Dwellings

- Other than on designated development allotments only one dwelling per allotment is allowed.

# Design Requirements

## 2.1 Building Envelope Plan

A building envelope plan has been prepared for each individual allotment and identifies the area in which a dwelling may be sited, in particular they indicate the following:

- The minimum building setback required from the street boundary (or boundaries, where an allotment has more than one street frontage)
- The minimum building setbacks required from side and rear boundaries
- The minimum setbacks required for single and two story dwellings
- Zero lot line allocations for garages / carports on boundaries
- Nominates mandatory single story dwellings on certain allotments
- Building setbacks for allotments that are impacted by significant or regulated trees
- Building setbacks for allotments impacted by acoustic treatment requirements
- Nominates mandatory corner treatments on certain allotments
- Confirms fencing detail including feature fencing treatment around certain blocks
- The building envelope plan attached to this document forms part of the guidelines and gives effect to them. A dwelling must be sited within the building envelope, subject to site coverage and other requirements as set out in these guidelines.
- The size of each envelope is in excess of the area required to construct a wide variety of dwelling forms and exceeds the site coverage area.



*Note: example only*

All requirements of the District Council of Mount Barker development plan need to be complied with, in particular provisions relating to setback, vehicle parking and private open space requirements.

## 2.2 Setbacks

### ***Street Frontages and Elevations***

The quality of the streetscape and community at Minters Fields is supported by the built form of the homes and the articulation of the facade.

This may be achieved through providing windows and doors to the front facade, and incorporating functional elements such as verandahs, porticos and balconies.

### ***Corner Treatment***

Applicable dwellings as indicated on the BEP must be designed to “turn the corner” and provide an interesting and varied facade to the secondary frontage. This may be achieved through variations in setback and articulation of the building form.

Single story components of dwellings, typically the garage/carport are permitted to be on the side boundary where indicated on the BEP.

## 2.3 Appearance

Minters Fields strongly encourages urban design of the highest quality, which displays diversity and innovation.

Houses on corner allotments and with a side boundary to a reserve must be designed to address both street frontages. This assists with improving the passive surveillance of both streets (or street and reserve). To achieve this the following must be provided

Any fencing on the secondary street boundary must be of a front fence type within 10m of the intersection.

The facade of the house must have an engaging and attractive appearance when viewed from the reserve and the street.





## 2.4 Recreational and Commercial Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment, they must be parked where they cannot be seen from the street (other than a rear access lane if applicable). Caravans, boats, trailers, vans, and other similar vehicles will not be permitted to be parked forward of the building line.

The parking of a vehicle in excess of 3000kg on an allotment requires approval under the development act 1993 from the District Council of Mount Barker. Irrespective of the outcome of this process such vehicles will not be permitted to be parked forward of the building line.

## 2.5 Building Materials

Materials, finishes and colours are an important part of achieving an individual feel to your dwelling as well as improving the amenity of the area.

The front facade must incorporate a mix of a least two of the following different materials

- Brick
- Stone
- Cement rendered concrete
- Timber panelling
- Rendered f. c. sheet
- Stained timber windows

Roof materials should be selected from Colorbond, tiles, slate, cement shingles or galvanised iron. Roof pitch should be a minimum of 22.5 degrees. Flat roof elements may be approved subject to design merit.



## 2.6 Outbuildings and External Fixtures

Outbuildings include structures such as sheds, workshops, aviaries, pergolas (separated from the dwelling) and similar buildings are to comply with the following criteria:

- Not exceed 36m<sup>2</sup> in floor area
- Have a maximum height of no greater than 3m
- Be setback 600mm from side and rear property boundaries and where the wall height to the eaves of an outbuilding is 3m or greater than the building be setback an additional 600mm from side and rear property for every 300mm of wall height; and
- Be pre-coloured and have an external finish that is complementary to the surrounding environments

Outbuildings should not result in the unreasonable overshadowing of the main living areas and private open space of a neighbouring dwelling.

Clotheslines should be sited unobtrusively and away from public area.

All ancillary structures including TV antennae, solar hot water heaters, air conditioning units, satellite dishes and rain water tanks should be screened or located so as to cause minimal visual impact from any street or public space.





## 2.7 Fencing

Front fencing is optional for all allotments. Its purpose is to clearly delineate public versus private space, and to create an appropriate “edge” to the public domain,

If front fencing is installed (including side boundary fencing in front of the main façade maximum of the house) then it must be:

- no more than 1.0m high if constructed of solid materials
- of open style construction if greater than 1.0 m high and be no greater than 1.5m high
- have a vertical emphasis in appearance.

Fencing height on secondary road frontages should be a maximum of 1.8m with landscaping used to achieve any additional screening desired for privacy purposes.

Solid fencing (side, rear and secondary) must be corrugated Colorbond Grey Ridge colour, good neighbour style, vertically installed.

Secondary road fencing for a 10m distance back from the front property boundary must meet front fence requirements or in accordance with building envelope plan.

## 2.8 Landscaping, Retaining Walls and Earthworks

Where retaining walls are necessary at Minters Fields they must be constructed prior to the occupation of the house.

Retaining walls are to form part of the development application and shall include full construction details, nature of materials and location on the allotment

Timber retaining walls are not permitted in Minters Fields.

Landscaping to front garden should:

- Be completed to an acceptable standard within 6 months of occupation of the dwelling
- Verge areas should be maintained to a suitable standard at all times (it is the responsibility of the home owner to maintain the verge).
- Use plant species suited to the site which minimises the need for maintenance.
- Not unreasonably affect adjacent properties through overshadowing or intrusive root system.



## 2.9 NBN (National Broadband Network)

Minters Fields development will be connected to NBN

It is your responsibility to ensure your builder is familiar with the home wiring requirements to be NBN compliant.

Visit the NBN website for further information:  
[www.nbnco.com.au](http://www.nbnco.com.au)

## 2.10 LPG Gas

Minters Fields is providing reticulated LPG throughout the development

It is compulsory for each house to connect to the LPG system.

An LPG gas connection will be provided to the front of each allotment

### ***Minimum gas connection requirements***

- Gas hot water service

### ***Recommended***

- Gas cooking
- Gas heating
- Gas bayonet fitting for outside BBQ area



# Approval Process

When you purchase an allotment of land at Minters Fields an encumbrance is attached to the Certificate of Title.

This requires that prior to any development occurring on site, approval must be sought and obtained in writing from the Minters Fields Design Review Panel. Approval from the District Council of Mount Barker must then be sought and obtained.

The design guidelines must be considered in conjunction with the District Council of Mount Barker development plan.

If applicants are unsure of whether or not their proposed dwelling meets the requirements of the design guidelines, a sketch plan should be prepared and submitted to the Design review Panel

for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The Design Review Panel has the power to approve a proposal that does not conform to the design guidelines, however the District Council of Mount Barker must also approve the non-conforming aspects of the proposal.

The following documents are required to be submitted in order for the Design Panel to assess and approve your proposed house.

- A copy of the following plans either electronic in PDF format or on A3 paper:
- Site plan (extent of building envelope, house siting, dimensioned setbacks (min1:200 scale) proposed earthworks, retaining walls, crossover location, driveway, stormwater disposal);
- Floor plans (1:100 scale)
- Elevations (1:100 scale)
- Schedule of external colours and materials and fencing

The Design Review Panel will:

- Undertake the assessment process, which may involve contacting you or your builder prior to discuss and resolve any issue.
- Provide an electronic approval with stamped sets of plans.

Under no circumstances should plans be lodged with the District Council of Mount Barker prior to written approval being issued by the Design Review Panel

Simply the general process to be followed is:

- Lodgement advice
- Design Home
- Submit Design Drawing to DRP
- Review of Drawings by DRP
- Encumbrance Approval by DRP
- Lodge Development Application with District Council of Mount Barker
- Development Approval from the District Council of Mount Barker
- Construction.

