

NOTES

- General**
- Maximum building height is 2 storeys.

Orientation

- Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage.
- Garages are to be located on southern or western boundary of lot where possible to maximise the solar access from the north-easterly direction.

Setbacks

- Setbacks are as per the Building Setback Table unless otherwise specified.
- Built to boundary walls are recommended where road frontage widths are less than 15 metres. Built to boundary walls are optional for lots with road frontage widths equal or in excess of 15 metres. Where Built to Boundary walls are not adopted, side setbacks shall be in accordance with the Building Setback Table.
- Built to boundary walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres unless where located on a terrace or urban allotment.
- Boundary setbacks are measured to the walls of the structure.
- Eaves should not encroach closer than 300mm to the lot boundary (other than where buildings are built to a zero lot line).
- First floor on single and multi-family lots must be built to meet the minimum first floor setbacks.
- For Urban Allotment typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.

Car Parking & Driveways

- No vehicular access is permitted to Bedford Road.
- Minimum of 1 covered on-site car parking space is to be provided for each dwelling. **
- Garages are to be recessed behind the main building line.
- For all allotments the following applies:
 - Double garages will not be permitted on single storey dwellings on a lot less than 12.5m wide
 - Double garages will not be permitted on any lot less than 10.0m wide
- Double garages may be permitted on a lot greater than 10.0m in width and less than 12.5m in width where the:
 - The garage is setback at least 1m behind the main face, excluding balconies, of the dwelling AND
 - The garage doors are articulated, comprise a mix of materials and colours, or are staggered
- The maximum width of a driveway:
 - Serving a double garage shall be: 4.8m at the front boundary
 - Serving a single garage shall be 3.0m at the front boundary
- On lots with a frontage of less than 12.5 metres:
 - The maximum width of a garage shall be no more than 40% of the lot frontage
 - double width garages are not permitted unless complying with note 14, bullet point 3.

- A maximum of one driveway per dwelling is permitted.
- Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Site Cover and Amenity

- Site cover of each lot is not to exceed 60% at ground level and 50% at the second level. Urban allotments should not exceed 85% of the lot area at ground level.
- Private open space (POS) at ground level must not be less than 12m² and minimum dimension of 2.4m and with a maximum gradient not exceeding 1 in 10. Private amenity space for apartments/ units above ground level must not be less than 5m² which may be in the form of a balcony with a minimum dimension of 1.2m. Urban Loft dwellings may have a minimum POS area of 5m².
- Second storey verandahs and windows are screened or obscured when overlooking a side or rear boundary or where within 9m of another residence or overlooking Private Open Space.

**On site car parking to be accordance with ULDA guideline no.7: Low Rise Buildings

Fencing & Landscaping

- Private Open Space on each lot is generally located for access to northern, north-easterly or eastern sunlight where possible.
- Fencing of primary frontage is to be 50% transparent with a maximum height of 1.5m; **OR** solid fencing with a maximum height of 1.2m.
- Fencing of lots adjoining Bedford Road are to be partially transparent with a maximum height of 1.5m; **OR** solid fencing with a maximum height of 1.2m; **AND** shall provide pedestrian gate/ access to public pathways on Bedford Road. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence). Where adjoining a residential boundary, side boundary fences are to extend from the rear boundary to align with the front facade of the building but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8m in height and constructed from timber.

Buildings

- Buildings with a width of more than 10 metres that are visible from a street or a park should be articulated to reduce the mass of the building by:
 - windows recessed into the facade
 - providing balconies, porches or verandahs
 - providing window hoods
 - shadow lines created on the building through minor changes in the facade (100 millimetres minimum)

Infrastructure Contributions

- Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with Mackay Regional Council's Planning Scheme Infrastructure Charges Policy. The payment will be made to the ULDA prior to survey plan endorsement.
- Infrastructure Contributions for Multiple Residential dwellings (lots accommodating more than a single dwelling) will be calculated in accordance with Mackay Regional Council's Planning Scheme Infrastructure Charges Policy. The payment will be made to the ULDA prior to survey plan endorsement.

For Allotments less than 250m²

- Specified below are the approved house plans for lots **189-192**: Type SOHO 1 01 as per the ULDA Innovative Housing Designs
These house plans can be mirrored where the driveway location and built-to-boundary walls are consistent with the approved POD.
- Houses on lots less than 250m² to include the following:
 - All second storey windows where within 9 metres of a habitable room or private open space of an adjoining lot are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1.5m above floor level on the side elevations of the buildings.
 - Any proposed front fencing where solid is no more than 1.2m in height unless approved on the POD or house plans.
 - For adjoining residential boundaries, a screen fence is to be erected along common boundaries. Side boundary fences are to extend from the rear boundary to align with the front facade of the dwelling, but shall not extend beyond the front boundary building setback. Unless an alternative design for the fence is agreed to with the owner of the adjoining land, the screen fence is to be 1.8m in height and constructed from timber.
 - All balustrades that are visible from the street are to be 50% visually permeable.
 - Landscaping at the front of each lot/dwelling is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry positively contribute to the streetscape.
 - Windows to be provided with adequate sun shading and weather protection.

Building Location Envelopes (Allotments 202-209)

- Allotments 202-209 will be subject to individual rear building setbacks to provide opportunities for tree retention. Final BLE locations to be confirmed from information and works from ecology and arborist reports.



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 16/10/2012

| Lots without lane | Width of lot frontage | | | | |
|------------------------------|----------------------------------------------------------------------------|---------------------------------|-----------------------------------|--------------------------------|------------------------------------|
| | Villa Allotments 10m-12.4m | Villa Allotments 12.5m-14.9m | Courtyard Allotments 15m-19.9m | Traditional Allotments 20m+ | Urban Lot Allotments** 4.5m-10m |
| Front (Primary) | 2.4* | 2.4 | 2.4* | 2.4 | 2.4 |
| Side | 0.0 | 1.0 | 0.0 | 1.0 | 0.0 |
| - not built to boundary | 0.9 | 0.9 | 1.0 | 1.0 | 1.2 |
| - not built to boundary line | 0.9 | 1.0 | 0.9 | 1.0 | 2.0 |
| Rear | 0.9 | 1.0 | 0.9 | 1.0 | 0.9 |
| Secondary frontage | 1.5 | | | | |
| Park | 1.0 metre or minimum 0.0 metre to verandah/ balcony and 2.4 metres to wall | | | | |
| - side / rear to lane | 2.4 | | | | |
| Lots with lane | 2.4 | | | | |
| Primary frontage | 0.0 | | | | |
| Side / rear to lane | 1.0 metre or minimum 0.0 metre to verandah/ balcony and 2.4 metres to wall | | | | |
| Secondary frontage | 1.2 | | | | |

PLANNING DESIGN ENVIRONMENT

BRISBANE
LEVEL 1, 282 WICKHAM STREET
FORTITUDE VALLEY, QLD 4006
AUSTRALIA
T : (07) 3852 3922
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PROJECT
STAGE 7
ANDERGROVE UDA
MACKAY

CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

NOTES

ISSUE CODE | **ISSUE DESCRIPTION** | **BY** | **CHK** | **DATE**

| | | | | | |
|---|-----|----------------------|----|----|------------|
| 1 | PHE | POD DRAFT | DW | JD | 16.11.2011 |
| 2 | PHE | TEXT AND LOT CHANGES | DS | AC | 13.12.2011 |
| 3 | PHE | TEXT AND LOT CHANGES | DS | SC | 06.02.2012 |
| 4 | PHE | TEXT AND LOT CHANGES | DS | SC | 26.20.2012 |

DRAWING TITLE
PLAN OF DEVELOPMENT FOR STAGE 7

DESIGN : CA
DOCUMENT : UL D23
PROJECT : UL D23
SCALE : 1:1000@A3

SHEET NUMBER : UL D23_SK01
REVISION : 4