

PLACE
PLANNING
DESIGN
ENVIRONMENT

BRISBANE
LEVEL 1, 282 WICKHAM STREET
FORTITUDE VALLEY, QLD 4006
AUSTRALIA
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PROJECT
STAGE 6
ANDERGROVE UDA
MACKAY

CLIENT
URBAN LAND
DEVELOPMENT
AUTHORITY

NOTES

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 16/10/2022

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PRE LOT RECONFIGURATION	JG	CA	23.05.2012
2	PRE LOT RECONFIGURATION	JG	CK	29.08.2012

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE
LOT RECONFIGURATION
LAYOUT FOR STAGE 6

DESIGN : CA
DOCUMENT : ULD23
PROJECT : ULD23
SCALE : 1:1000@A3



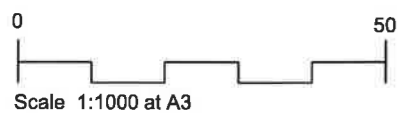
SHEET NUMBER : ULD23_SK06
REVISION : 2

Carpark for stage 6 parkland.
(Position is indicative only.)



Land held as part of balance allotment for the purpose of pedestrian connectivity and drainage

Development Statistics	
Area	Stage 5a
Additional Road Reserve	5,373m ²
Open Space	1,928m ²
Area of Lots	8,405m ²
Total Area	15,706m ²
Lot Mix and Yield	
Mutli Family Dwelling (25.2m frontage)	1(4 dw.)
Courtyard (14.8-17m frontage)	5
Villa (12.5 - 14.9m frontage)	7
Villa (10m - 12m frontage)	6
Urban/Soho (7.5 - 10.5m)	11
Total	33 dw
Roads	
17.5m wide (7.5m pavement)	203m
13.5m wide (6m pavement)	69m
6.5m Laneway (5.5m pavement)	60m
Bedford rd Laneway and Parking (3.5m Pavement)	66m



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.
- Laneway garage is to be setback 1.0m.
- For Urban Allotments 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 with the exception of Soho lots.
- Garages are to be recessed behind the main building line except where on laneways (see note 10).
- For Conventional allotments (not Laneway 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 16, 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.
- Garages served off a Laneway must be built to meet the minimum 1.0 metre recess behind the main building line.

Site Cover and Amenity

- Site cover of each lot is not to exceed 60% at the ground level and 50% at the second level. Urban and Soho 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 verandas 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
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100 millimetres minimum)

Infrastructure Contributions

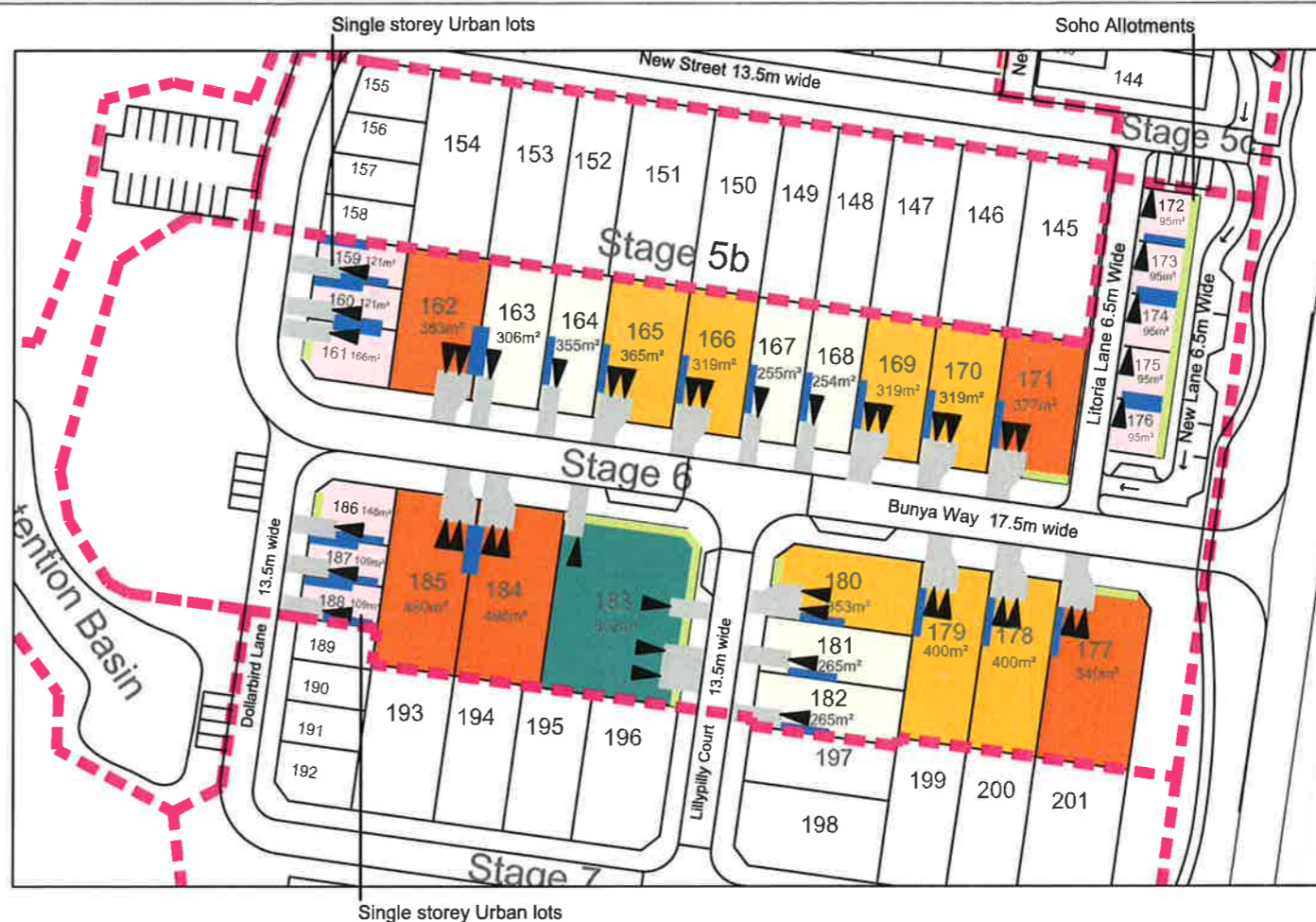
- Infrastructure Contributions for Reconfiguring a Lot will be calculated in accordance with Mackay Regional Council's Planning Scheme Infrastructure Charges Policy. The payment will be made to the ULDA prior to survey plan endorsement.
- Infrastructure Contributions for Multiple Residential dwellings (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 typical house plans for options for the lots <250m²
Lots 159-161 & 186-188: Types Urban S 1 01 & Urban S 2 01, as per ULDA Innovative Housing Designs
Lots 172 - 176: Type SOHO 1 01, as per 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 meters 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 and positively contribute to the streetscape.
 - Windows to be provided with adequate sun shading and weather protection.

For Soho Allotments

- Soho lots providing home office uses should orient towards the Bedford Rd service lane and its visitor parking.
- Main residential living areas to be located on second storey with primary access and car parking located on Litoria Lane.
- Home office may be converted to additional living area, where office use is not required.
- Residential car park located within 3m setback, parallel to internal laneway with partial cover provided by balcony above.



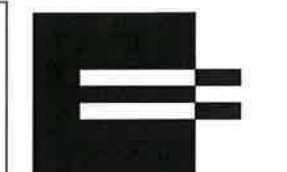
- LEGEND**
- Covered carparking
Position indicative only
 - Driveway location
Position indicative only
 - Possible built to boundary wall
 - Primary Frontage & Address

BUILDING SETBACK TABLE

	Width of lot frontage													
	Villa Allotments		Villa Allotments		Courtyard Allotments		Traditional Allotments		Multi-Family Allotments		Soho (1) Double storey		Urban Allotments (1) Single storey	
	10m-12.4m	12.5m-14.9m	15m-19.9m	20m+	9.5m	4.5m-10m	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor
Lots without lane														
Front (Primary)	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	NA	NA	2.4*	2.4
Side														
- build to boundary	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	NA	NA	0.0	NA
- not build to boundary line	0.9	0.9	1.0	1.0	1.0	1.5	1.2	2.0	1.2	2.0	NA	NA	0.9	0.9
Rear	0.9	1.0	0.9	1.0	0.9	1.0	1.0	2.0	1.0	2.0	NA	NA	0.9	1.0
Secondary frontage	1.5													
Park														
- side / rear of lot	1.0 metre or minimum 0.0 metre to verandah / balcony and 2.4 metres to wall													
Lots with lane														
Primary frontage	2.4										0.0	0.0	2.4	2.4
Side / rear to lane	0.0													
Side / rear to park	1.0 metre or minimum 0.0 metre to verandah / balcony and 2.4 metres to wall													
Secondary frontage	1.2										3.0			

* 4.5m to garage or carport door
 (1) For additional indicative detail on the Soho Allotment Product refer to ULDA Innovative Housing Design Types "Soho 1 01"
 (2) For additional indicative detail on the Urban Allotment Product refer to ULDA Innovative Housing Design Types "Urban S1 01 and Urban S 2 01"

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STAGE 6
ANDERGROVE UDA
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1	PRE	LOT RECONFIGURATION	TW	TW	06.09.2010
2	PRE	LOT RECONFIGURATION	FW	FW	16.08.2010
3	PRE	ROAD DESIGN	FW	FW	02.08.2010
4	PRE	MOVED BUILT TO BOY WALL	TW	TW	28.09.2010
5	PRE	LAYOUT CHANGE	JO	JS	22.12.2010
6	PRE	TEXT CHANGE	JO	TS	29.07.2011
7	PRE	TEXT CHANGE	DE	JT	02.08.2011
8	PRE	TEXT CHANGE	JO	TS	03.11.2011
9	PRE	TEXT CHANGE	JO	TS	07.11.2011
10	PRE	TEXT CHANGE	JO	TS	02.12.2011
11	PRE	TEXT CHANGE	JO	TS	07.12.2011
12	PRE	TEXT CHANGE	JO	AD	12.12.2011
13	PRE	LOT RECONFIGURATION	CA	CK	12.03.2012
14	PRE	LOT RECONFIGURATION	CA	CK	30.03.2012
15	PRE	LOT RECONFIGURATION	CA	CK	12.04.2012
16	PRE	LOT RECONFIGURATION	JO	CA	15.05.2012
17	PRE	TEXT CHANGES	JO	CK	29.08.2012

DRAWING TITLE
PLAN OF DEVELOPMENT
FOR STAGE 6

DESIGN : CA
DOCUMENT : ULD23
PROJECT : ULD23
SCALE : 1:1000@A3

SHEET NUMBER
ULD23_SK02

REVISION
17