

NOTES

General

- 1. Maximum building height is 2 storeys.
- 2. Multi Family Dwelling (MFD) lots may contain more than 1 dwelling.
- 3. Loft apartments may be provided on lots 43-45.

Orientation

- 4. Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage. Multiple entry lots (MFD Sites) must address dwelling entrances to be clearly identifiable and must have an undercover point of entry.
- 5. MFD lots with dual street frontage are to orient to both streets where possible.
- 6. 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

- 7. Setbacks are as per the Building Setback Table unless otherwise specified.
- 8. 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.
- 9. Built to boundary walls are to have a maximum length of 9 metres and a maximum height of 3.5 metres.
- 10. Boundary setbacks are measured to the walls of the structure.
- 11. Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.
- 12. First floor on single and multi-family lots must be built to meet the minimum first floor setbacks.
- 13. Laneway garage setback is a maximum of 1.0m.

Car Parking & Driveways

- 14. No vehicular access to Bedford Road
- 15. Minimum of 1 covered on-site car parking space is to be provided for each dwelling.
- 16. Garages are to be recessed behind the main building line except where on laneways.
- 17. 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 10.0m, + wide and less than 12.5m wide where the dwellings is more than one storey in height, and where:
 - 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 lot boundary
 - Serving a single garage shall be 3.0m at the lot 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, except on northern boundary of lots 12-17
 - 12 - 17 where the maximum width of a garage shall be no more than 50% of the lot frontage
 - tandem parking with a setback from the property boundary to the garage of 5.5 metres is required
 - double width garages are not permitted.
- 18. A maximum of one driveway per dwelling is permitted, except in the case of Lot 36 where an additional driveway may be permitted to access an additional dwelling.
- 19. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars
- 20. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres
- 21. The minimum distance between driveways on the same lot shall be 3.0 metres at the boundary, except in the case of Laneway Allotments where driveways to Loft Homes can be combined with driveways to parking spaces for other dwellings on the same lot, or in the case of Lots 43 - 45 where an additional driveway may be permitted to access an additional dwelling.
- 22. Garages served off a Laneway must be built to meet the minimum 1.0 metre Rear Setback

Site Cover and Amenity

- 23. Site cover of each lot is not to exceed 60% at ground level and 50% at the second level, except for where lot apartments are proposed and MFD lots where site cover should not exceed 75% of the lot area.
- 24. Private open space 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.
- 25. Second storey verandas and windows are screened or obscured to a side boundary

Fencing & Landscaping

- 26. Private Open Space on each lot is located for access to northern, north-easterly or eastern sunlight.
- 27. Fencing of primary frontage is to be partially transparent with a maximum height of 1.5m. OR solid fencing with a maximum height of 1.2m;
- 28. 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.
- 29. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

Buildings

- 30. 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)
- 31. Loft apartments should:
 - have a clearly identifiable and addressed front door and undercover point of entry
 - incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:
 - o windows with a minimum sill height of 1500 millimetres or privacy screening
 - o low maintenance building materials and non-reflective finishes
 - o no external drainage or other pipes.
- 32. Multi family dwellings should:
 - have a maximum of two storeys in height
 - have a clearly identifiable and addressed front door and undercover point of entry
 - incorporate an area of private open space such as a balcony or veranda with a minimum depth of 1.2 metres and a minimum area of 5.0 sqm, preferably overlooking the street or an area of public open space
 - have screened drying and rubbish bin areas behind the main face of the dwelling
 - incorporate at least two openings to all habitable rooms, including internal windows and lowered windows to facilitate cross ventilation



BUILDING SETBACK TABLE

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



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PROJECT
STAGE 2
ANDERGROVE UDA
MACKAY

CLIENT
URBAN LAND
DEVELOPMENT
AUTHORITY

NOTES

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PRE LOT RECONFIGURATION	TW	TW	08.09.2010
2	PRE LOT RECONFIGURATION	TW	TW	08.09.2010
3	PRE ROAD DESIGN	TW	TW	22.09.2010
4	PRE MOVED BUILT TO BAY WALL	TW	TW	28.09.2010
5	PRE LAYOUT CHANGE	JS	TS	22.12.2010

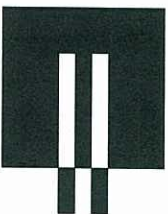
DRAWING TITLE
PLAN OF DEVELOPMENT
FOR STAGE 2

DESIGN : CA
DOCUMENT : ULDD3
PROJECT : ULDD3
SCALE : 1:1000@A3



SHEET NUMBER
ULDD3_SK02

REVISION
5



PLACE
PLANNING
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ENVIRONMENT

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PROJECT
STAGE 3
ANDERGROVE UDA
MACKAY

CLIENT
URBAN LAND
DEVELOPMENT
AUTHORITY

NOTES

REV	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PNE	LOT RECONFIGURATION	TW	TW	08.09.2010
2	PNE	LOT RECONFIGURATION	TW	TW	16.09.2010
3	PNE	LOT RECONFIGURATION	TW	TW	22.09.2010
4	PNE	LOT RECONFIGURATION	TW	TS	04.01.2011

DRAWING TITLE
LOT RECONFIGURATION
LAYOUT FOR STAGE 3

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



SHEET NUMBER
ULD23_SK03

REVISION
4

Development Statistics	
Area	Stage 2
Additional Road Reserve	730m²
Open Space	-
Total Area	1.31ha
Area of Lots	8487m² (64%)
Net Density	28 dw / ha
Lot Mix and Yield	
Traditional (20m + frontage)	-
Courtyard (15m frontage)	6
Villa (12.5 - 14.9m frontage)	5
Villa (10m-12.4m frontage)	9
Multifamily Dwellings	1 / 4 dw
Total	21 lots / 24 dwellings
Roads	
17m Wide	80m
13.5m Wide	120m
14m Laneway	32m
6.5m Laneway	63m



General

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Orientation

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 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100 millimetres minimum)



Legend

- Covered carparking**
Position indicative only

- Possible built to boundary wall
- Primary Frontage & Address

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 28/2/11

BUILDING SETBACK TABLE

		Width of lot frontage									
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PROJECT
STAGE 3
ANDERGROVE UDA
MACKAY

URBAN LAND
DEVELOPMENT
AUTHORITY

NOTES

REV	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PRIE	PLAN OF DEVELOPMENT	TW	TW	08.09.09
2	PRIE	PLAN OF DEVELOPMENT	TW	TW	16.09.09
3	PRIE	PLAN OF DEVELOPMENT	TW	TW	22.09.09
4	PRIE	PLAN OF DEVELOPMENT	TW	TS	04.01.10

DRAWING TITLE
PLAN OF DEVELOPMENT
FOR STAGE 3

```
DESIGN      : CA
DOCUMENT    : ULD23
PROJECT     : ULD23
SCALE      : 1:1000@A3
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SHEET NUMBER	REVISION
ULD23_SK04	4