

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 14/2/12

General:

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of building shall not exceed 2 storeys.

Orientation:

3. Entries - Front doors of dwellings are to address the Primary Street Frontage.
4. Where dwellings on corner allotments encompass more than one frontage they are to be designed to address each street frontage.

Setbacks:

5. Setbacks are as per the Site Development Table unless otherwise specified.
6. Built to boundary walls are preferred where shown.
7. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
8. Urban lots with open balconies may project forward of the minimum front setback to 0.5m from the front of the property boundary.
9. Eaves should not encroach (other than where building is built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2.4m.

Parking:

10. Minimum on-street parking requirements - Studio, Urban 1 and 2 bed dwellings - 1 space per dwelling Other - 2 spaces per dwelling, which may be in tandem.
11. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
12. Double garages will not be permitted on any lot less than 10.0m wide.
13. Double garages may be permitted on a lot >10.0m wide and <12.5m wide where the dwelling 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.
14. Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

15. Site cover for each lot is not to exceed 50% of the lot except on Multi Family Allotments and Terrace Allotments where the site cover shall not exceed 75%, and Urban Allotments where the site cover shall not exceed 85%.
16. Private amenity space accessible from the ground floor must not be less than 15m² with a minimum dimension of 3.0m. Private amenity space above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m. Urban lots may have a minimum of 5m² with a minimum dimension of 2.5m.

Buildings

17. Buildings (with a width of more than 10m) 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 (100mm minimum)

Multi Family Dwellings:

18. Multi Family Dwelling Allotments may be developed with more than one dwelling.
19. Multi family (and other small dwellings) should:
 - front doors of dwellings must be clearly visible from the street
 - 2 bedroom units incorporate an area of private open space such as a balcony or veranda with a minimum depth of 1.2m and a minimum area of 5.0m², 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
 - 1 visitor space per 4 dwellings units
 - 1 driveway per street frontage

Fencing:

20. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
21. Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

Driveways:

22. The maximum width of a driveway:
 - serving a double garage shall be 4.3m at the lot boundary
 - serving a single garage shall be 3.0m at the lot boundary

23. A maximum of one driveway per dwelling is permitted or for MFD lots strictly as per indicated locations.
24. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
25. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
26. The minimum distance between driveways on the same lot shall be 3.0m at the boundary, except in the case of Studio Dwellings and other small dwellings where driveways can be combined with driveways to parking spaces for other dwellings on the same lot.

Building orientation and efficient design

27. Dwellings designed to support CPTED principals, with habitable rooms facing the street such as Master or living room.
28. Front doors of dwellings must be clearly visible from the street.

Building Articulation

29. To create an interesting and high quality built form, dwelling facades should be articulated with a minimum of four front external architectural features and a minimum combination of two external cladding materials. Architectural features can include:
 - balconies & verandas
 - feature entry doors
 - architectural windows
 - gable and end treatments
 - feature entry or/and porticos
 - shade and screening devices
 - recessed & projecting elements

Definitions:

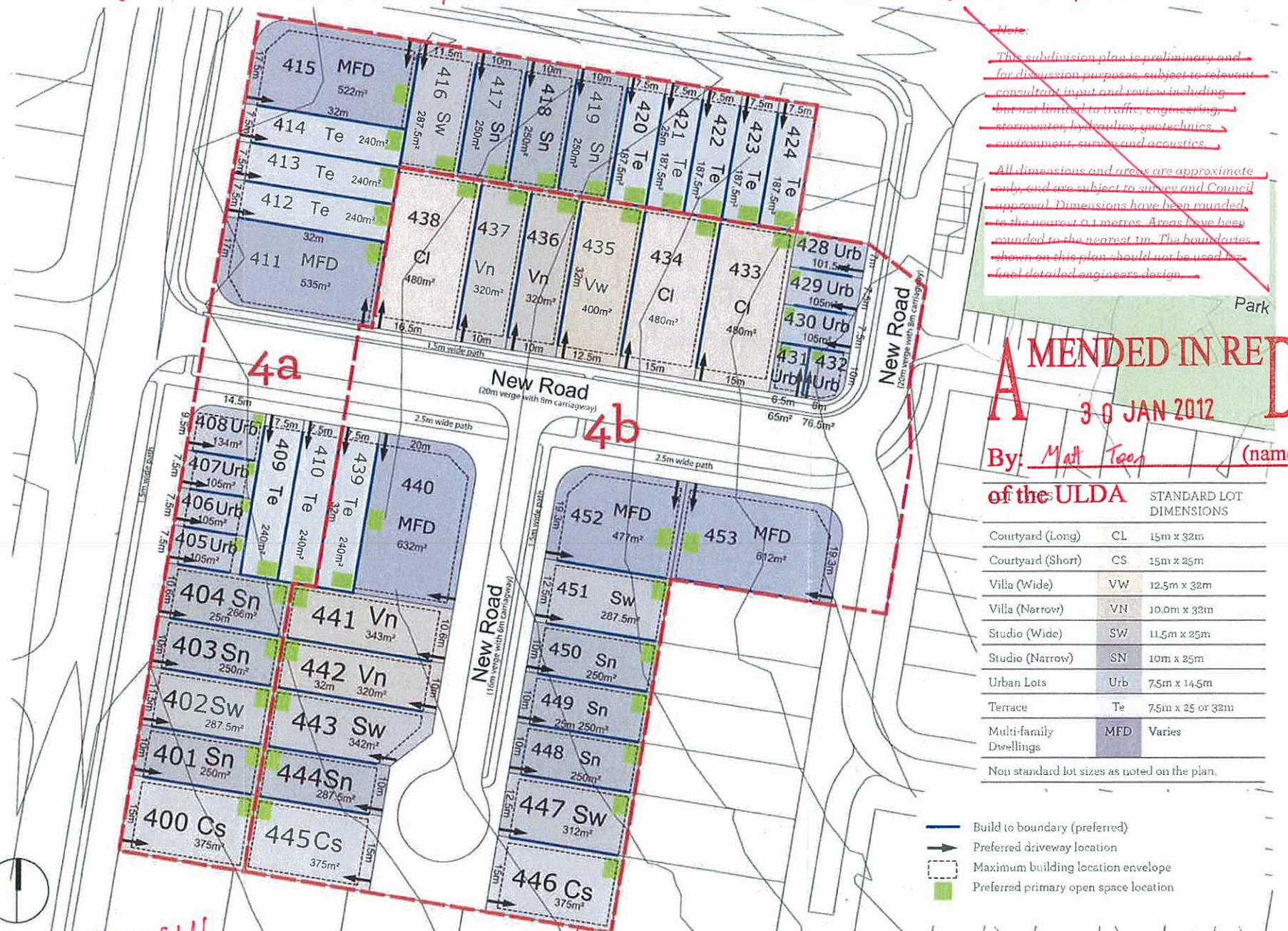
- Streets - Roads/Streets other than a Laneway.
Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

30. Infrastructure Contributions as per Stage 1 + 2 POD's.

for multiple residential dwellings to be calculated in accordance with Maranoa Regional Council's Planning & Development Headworks Charge Schedule. Prior to endorsement of CMS or use.

	Urban Lots	Terrace Housing	10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
	Ground Floor	Ground Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.0m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	0.0m	0.0m	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	2.0m	0.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side (General)										
Built to boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non built to boundary	0.9m	0.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner lots - secondary frontage	1.2m	0.0m					1.5m			
Onsite parking requirements (min)	1 space per dwelling (dependent on lot type refer Point 10) to be covered.									
Garage location	• Single or tandem garage acceptable • Garages are to be located along the built to boundary wall	• Single or tandem garage acceptable	• Single or tandem garage acceptable • Double garages are only permitted on laneway allotments • Garages are to be located along the built to boundary wall	• Single or tandem garage acceptable • Double garages are only permitted on laneway allotments • Garages are to be located along the built to boundary wall	• Single, tandem or double garage acceptable • Garages are to be located along the built to boundary wall where appropriate	• Single, tandem or double garage acceptable	• Single, tandem or double garage acceptable	• Single, tandem or double garage acceptable	• Single, tandem or double garage acceptable	• Single, tandem or double garage acceptable

Rear Lane garage doors should be generally in accordance with ULDA's Rear Lanes: design and development Practice Note no.12'



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Plan of Development - Amended in Red on 30 Jan 2012

Small Lot House Designs (< 250m²)

Construct and maintain the Houses on lots less than 250m² to include the following:

- a) All second storey side windows are to have fixed, external privacy screens or fixed opaque glazing at a sill height less than 1.5 metres above floor level on the side elevations of the buildings
- b) Any proposed fencing along the street alignment to be a maximum 1.2 metres in height and constructed of a semi-transparent material
- c) Where adjoining a residential boundary, erect a screen fence along the rear and backside elevations. Unless an alternative design for the fence is agreed to with the owner of adjoining land, the screen fence is to be 1.8 metres in height and constructed from timber.
- d) Balustrades are to be 50% visually permeable
- e) Landscaping at the front of each lot/ dwelling is to be provided at a minimum depth of 500mm
- f) West facing windows to be provided with adequate sun shading

A **MENDED IN RED** **D**
30 JAN 2012
By: Math Tean (name)
of the ULDA