

ULDA Element	Design benchmark	SOLUTION	COMMENT	ULDA USE ONLY
Design benchmarks for reconfiguration of a lot less than 2000m² for residential purposes:				
Lot size	Minimum 320m ²	✓	The lots have proposed areas of 533m ² and 480m ² .	
Frontage	Width minimum 8m. Refer to Figure 1 for typical lot dimensions	✓	Lot 1 is 10.6m wide. Lot 2 is 9.55m wide	
Rear lots	Minimum area of 320m ² (excluding access strip)@@minimum 3m crossover@@minimum 8m width	NA	No rear lots are proposed	
Lot depth	Minimum 35m. Refer to Figure 1 for typical lot dimensions. Note 40m is preferred	✓	The lots have a depth f	
Landscaping minimum	1 street tree per 8m length road frontage	✓	Additional street trees can be provided.	
Footpaths	1.2m wide for full frontage of each lot	✓	Footpaths will be maintained to current standards	
Access	Standard residential crossover for each lot	✓	Standard crossovers will be constructed	
Infrastructure	All new lots must be connected to the full suite of urban services which are standard in the street	✓	Existing services pass the site to enable property connections to be completed.	
Design benchmarks for a UDA assessable House: Not Applicable: This application does not seek approval for a house.				
Design benchmarks for Multiple residential on a lot less than 2000m²				
Site planning and building massing				
Lot size	- For 2 dwellings - minimum 600m² - For 3 dwellings - minimum 700m²	✓	The subject lot has an area greater than 600m ² .	

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Private open space	Per dwelling - minimum 16m ² at ground level with a minimum dimension of 4m. For a dwelling unit above ground level, private open space is to be provided as a balcony with a minimum dimension of 3m. Must be directly accessible from a main living area.	✓	The proposed dwellings will be provided with a minimum of 16m ² of private open space with a minimum dimension of 4m	
	Shared open space - if more than 25% of dwellings do not have access to ground floor open space, shared open space is provided with at least 1 continuous area with a minimum area of 50m ² at ground level.	N/A	No shared open space is proposed.	
Site cover	Maximum 60%	✓	Site cover does not exceed 60%	
Front setback - to verandah	Minimum 3m	✓	The proposed dwellings have been setback a minimum of 6.0m from the front boundary.	
Front setback - to dwelling wall	Minimum 6m	✓	The proposed dwellings have been setback a minimum of 6.0m from the front boundary.	
Front setback - to garage/carport	Minimum the same as front setback to front wall or verandah	✓	The proposed carports have been setback a minimum of 6.0m from the front boundary.	
Minimum rear setback	4.5m to verandah, 6m to rear wall	✓	The proposed dwellings have been setback a minimum of 4.5m from the rear boundary.	
Minimum side setback	1.5m if the building height is 4.5m or less 2m if the building height is between 4.5m and 7.5m, 2m + 0.5m for every 3m the building height is over 7.5m	✓	The proposed dwellings have been setback a minimum of 2.5m from the side boundary.	
Building height	Maximum 8.5 metres (2 storeys)	✓	Building height will not exceed 8.5m (2 storeys)	

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Parking	Minimum of 1 covered space per unit on site, plus minimum 1 visitor space on site for every 2 units	✓	The proposed development will provide for two covered spaces on site and one visitor car park per dwelling.	
Driveway	Minimum 3m wide	✓	The proposed driveway is 3.0m wide.	
Streetscape and character				
Front entry	Dedicated pedestrian entry and doors of ground floor units fronting any street are visible and accessible from the street, not screened	✓	Each dwellings will be provided with a dedicated ground floor pedestrian entry.	
Street surveillance	Ground floor units fronting any street have direct entry to the street. A minimum of one habitable room per unit at the front overlooks the street with large windows or balconies facing the street	A/S	This application does not seek to establish any ground floor units, however, each unit will overlook the Rufus Street frontage.	
Fencing (street front)	Maximum 1.2m high	A/S	Front fencing will be limited to a 1.5m open fence.	
Fencing (other)	Up to 1.8m high, minimum 50% transparency over 1.2m in height	A/S	Side fencing is 1.8m and solid in keeping with surrounding and existing residential fencing.	
Verandahs / balconies	Minimum 50% building frontage not screened or enclosed	A/S	Each building will be provided with a verandah at the main frontage.	
Planting	Minimum 1m x 2m planted area between front boundary and dwelling	A/S	No formal landscaping is proposed.	
Privacy	If within 1.5m of an adjoining residence, with windows directly overlooking that residence: » the windows use translucent glass, or	N/A	The proposal does not result in either dwellings being within 1.5m of an adjoining residence.	

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	» views from the windows are screened, or » the window sills are located a minimum 1.7m from the floor			
Building articulation	Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures	A/S	Due to the nature of the development, no wall articulation is proposed, however, building bulk and form will be broken up through roof overhangs and the staggering of dwellings frontages to provide visual interest and definition.	
Car parking and access	Maximum 50% of site frontage taken up by driveways or the openings of carports or garages	✓	The proposed driveway and carport do not exceed 50% of the site frontage.	

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On-site parking and driveways

ULDA PROVISION		SOLUTIONS*	COMMENTS	ULDA USE ONLY
One room, one bedroom or two bedroom house / dwelling unit	Three or more bedroom house / dwelling unit			
House and Multiple residential (where development includes up to 6 dwelling units)				
1 covered space per dwelling	2 spaces per dwelling, one which must be capable of being covered – may be provided in tandem	✓	The subject site is provided with 3 on-site car parking spaces per unit (including 1 visitor space).	
- For lots without rear lane access: - Double garages not permitted on single storey dwelling on a lot less than 12.5 metres wide - Double garages not permitted on a lot 10.0 metres wide - Double garages may be permitted on a lot 10.0+ metres wide and less than 12.5 metres 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 - 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 4.8 metres at the lot boundary - serving a single garage shall be 3.0 metres at the lot boundary - Other than the above, on lots with a frontage of less than 12.5 metres - the maximum width of a garage shall be no more than 40 per cent of the lot frontage - tandem parking with a setback from the property boundary to the garage of 4.5 metres is required - double width garages not permitted		N/A	The subject site is not accessed by a rear lane.	

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 A/S Alternative Solution
 N/A Not applicable to this proposal

Amended by ULDA:
 Current as at:

February 2012
 February 2012

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Maximum of one driveway per dwelling, unless it is a corner lot.	✓	One driveway will be provided to each dwelling.	
Minimum distance of a driveway from an intersection of one street with another street 6.0 metres	✓	Driveways will be located a minimum of 6m from any intersection.	
The minimum distance between driveways on the same lot is 3.0 metres at the boundary, except in the case of lots on lanes where driveways to additional dwellings can be combined with on street driveways to parking spaces for other dwellings on the same lot	N/A	Only one driveway is proposed.	
House in resource areas: Not Applicable: This application does not seek to establish a house in a resource area.			
Multiple residential (where development includes more than 6 dwelling units): Not Applicable: This application does not seek to establish more than 6 dwellings.			
Multiple residential in resource areas: Not Applicable: the subject site is not located in a resource area.			
Commercial, retail, community: Not Applicable: This application does not seek to establish a commercial, retail or community use.			
General			
Other than the above, in accordance with criteria and/or standards referred to in a Development Scheme or ILUP.	A/S	Noted.	

On-street parking

ULDA PROVISION		SOLUTIONS*	COMMENTS	ULDA USE ONLY
One room or one bedroom house / dwelling unit	Two or more bedroom house / dwelling unit			
House and Multiple residential (where development includes up to 6 dwelling units)				
0.5 on-street parking space per house / dwelling unit is provided within reasonable proximity of the house / dwelling unit.	0.75 on-street parking space per house / dwelling unit is provided within reasonable proximity of the house / dwelling unit.	A/S	Sufficient on-street parking is already provided within close proximity to the site.	
Parking analysis plan				
A parking analysis plan* is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units.		A/S	The proposed car parking arrangement is illustrated in the Proposal Plans provided at Appendix D .	
Relaxation				
A relaxation to the above standards may be approved where:		N/A	The subject site is not located within proximity to public transport.	
- The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or - The development secures a higher proportion of on-site parking				

Private open space – residential

ULDA PROVISION			SOLUTIONS*	COMMENTS	ULDA USE ONLY
One room or one bedroom house / dwelling unit	Two bedroom house / dwelling unit	3 or more bedroom house / dwelling unit			
Area and dimensions (ground or upper levels)					
Minimum 5m ² with a minimum dimension of 1.2 metres	Minimum 9.0m ² with a minimum dimension of 2.4 metres	Minimum 12.0 m ² with a minimum dimension of 2.4 metres	✓	A minimum of 12m ² open space, with a minimum dimension of 2.4m has been provided for each unit.	
Other					
Accessible from a living room Adequate space to accommodate a table, chair, planting, barbecue and shade Maximum gradient not exceeding 1:10			✓	Private open space has been designed to ensure access from the living room, adequate space to accommodate a table, chair, planting, barbecue and shade and will be landscaped to be of a suitable gradient.	
Multiple residential communal open space: Not Applicable: No communal opens space is proposed.					

Street address – residential

ULDA PROVISION	SOLUTIONS*	COMMENTS	ULDA USE ONLY
Address			
Letterbox clearly visible and identifiable from street or within lane	✓	The letter box will be clearly visible and identifiable from the street.	
Park of second street frontage			
Address each street frontage or park with inclusion of two or more of the following design elements in the related façade: ▪ verandahs ▪ porches ▪ awning and shade structures ▪ variation to roof and building lines ▪ inclusion of window openings ▪ use of varying building materials	N/A	The subject site does not have a secondary frontage.	

Street address – commercial, retail, community: Not Applicable: This application does not seek to establish commercial, retail or community uses.

Building articulation – general

ULDA PROVISION	SOLUTIONS*	COMMENTS	ULDA USE ONLY
Wide buildings			
All buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by one or more of the following: ▪ windows recessed into the façade ▪ balconies, porches or verandahs ▪ window hoods ▪ shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)	N/A	This application will not result in a building exceeding 10m in width.	
Carports and garages			
Compatible with the main building design in terms of height, roof form, detailing, materials and colours	✓	Car accommodation has been designed to compliment the main residential dwelling.	
Building diversity and climate			
Incorporate two or more of the following design elements: ▪ verandahs ▪ roof overhangs ▪ window hoods / screens ▪ awnings and shade structures.	✓	The proposal has been designed to incorporate verandas, roof overhangs to promote climatic design and building articulation.	
Narrow buildings			
No more than eight buildings on lots with a frontage of less than 7.5 metres in a row unless proposed house plans include building articulation design details such as verandahs, roof overhangs, window hoods/screens and awnings, to reduce the appearance of long runs of similar buildings fronting a street or park.	N/A	This application does not seek to establish more than eight buildings.	

Fencing

ULDA PROVISION	SOLUTIONS*	COMMENTS	ULDA USE ONLY
Ground level private open space facing street or park			
Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance. Front fences and walls, where provided, include one of the following: - the solid portion of front fences and walls should be no more than 1.2 metres high - if containing openings that make it more than 50 per cent transparent, the maximum fence height can be 1.8 metres Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.	A/S	Side fencing is 1.8m and solid in keeping with surrounding and existing residential fencing. Front fencing will be limited to a 1.5m open fence.	
Lanes			
Screen fence 1.8 metres high to private open space, car parking and service areas	N/A	The subject site does not adjoin a laneway.	
Key locations			
Consistent and articulated fence design to: - non-access roads - high visibility open space areas - where integrated housing construction is proposed on multiple residential and grouped houses on lots with a frontage less than 7.5 metres	✓	Consistent and articulated fencing will be provided where applicable.	

Lofts and other small dwellings: Not Applicable: This application does not seek to establish lofts or similar small dwellings.

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Neighbourhood Design: Not Applicable: This application seeks approval for a small scale multiple residential development only (two detached residential dwellings on one lot).			
Lot Design: Not Applicable: This application seeks approval for a small scale multiple residential development only (two detached residential dwellings on one lot). No subdivision is proposed.			
Block Design: Not Applicable: This application seeks approval for a small scale multiple residential development only (two detached residential dwellings on one lot). No subdivision approval is sought and no neighbourhood blocks are proposed by this application.			
Street Design: Not Applicable: This application seeks approval for a small scale multiple residential development only (two detached residential dwellings on one lot). No streets or roads are proposed by this application.			
Park Design: Not Applicable: This application does not seek approval for a park.			
Building Design			
Building setbacks Terrace, row and loft housing lots: - front minimum 2.4 metres - park minimum 0.0 metres to veranda and 2.4 metres to wall - side and rear minimum 0.0 metres Traditional, courtyard, villa and multi-family housing lots comply with the Building Setbacks table. <i>Refer to Building Setbacks table in Residential 30</i>	✓	The subject site will be designed in accordance with the following setbacks: - Font: Minimum of 3.0m - Side: Minimum of 1.0m (to car port) - Rear: Minimum of 1.2m	
Is one covered on-site car parking space: with minimum clear dimensions of 2.7 metres by 5.5 metres, provided for each dwelling	✓	A minimum of one covered on-site car parking space will be provided to each dwelling.	
Are tandem parking spaces provided to allow for: one on-site visitor parking on traditional, courtyard, villa and multi-family lots not serviced by a laneway	✓	Tandem car parking has been provided to allow for 1 on-site visitor car parking space per unit.	

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Is visitor parking for loft homes provided: other than within laneways	N/A	This application does not seek approval for a loft home.	
Is the space between a garage and street front property boundary to be utilised for visitor car parking: a minimum dimension of 4.5 metres by 2.5 metres	N/A	Visitor car parking will be provided on-site for each unit in the form of a tandem car parking arrangement.	
Where not serviced by a rear lane, are all garage and car park structures on premises adjoining a street and driveways to on-site car parking spaces should be designed so that they do not dominate the streetscape, do not interfere with the efficient functioning of the street, and enable on street car parking, so that: - car parking areas including garages and car park structures are located so that they do not occupy more than 40 per cent of the lot frontage - there is a maximum of one driveway per dwelling - driveways avoid on-street works 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 is 6.0 metres - the minimum distance between driveways on the same lot is 3.0 metres at the boundary - driveways are no more than 3.0 metres wide at the lot boundary where providing access to only a single garage or carport - a double garage is generally not permitted on a lot that is 7.5 metres or less in width - one on-street car parking space with a minimum	✓ ✓ ✓ ✓ ✓ N/A N/A	The proposed car ports do not exceed 40 % of the lot frontage. Only one driveway will be provided to each dwelling. Driveway works will avoid on-street works. Driveways will be separated from intersections a minimum of 6.0m. Driveways will be separated a minimum of 3.0m. Driveways have a maximum width of 3.0m. This application does not seek to establish a double garage. No on-street car parking is proposed.	

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length of 5.0 metres clear of driveways is provided per dwelling, except either: - o in the case of terrace and row lots where the minimum length between driveways is 4.0 metres, and there are no more than four of these lots in a row, or - o where on-street car parking is provided in accordance with a parking management plan.			
Buildings facing a park or more than one street Do buildings address each street frontage or park frontage through: ▪ %o. verandahs ▪ porches ▪ awning and shade structures ▪ variation to roof and building lines ▪ inclusion of window openings ▪ use of varying building materials	N/A	No dwellings are proposed to face a park.	
Does the total site coverage of development of a lot: ▪ not exceed 60 per cent of the lot area ▪ in the case of 'row' and 'terrace' style buildings the total site coverage does not exceed 75 per cent of the lot area ▪ for multi-family dwellings not exceed 75 per cent of the lot area	✓	Site coverage does not exceed 60% of the lot area.	
Is the front entry to all dwellings: ▪ clearly defined, with elements such as a direct path and separate covered area at the front door	✓	The front entry to all dwellings will be clearly defined.	
Do all dwellings have: ▪ a habitable room with windows facing onto the street	✓	The proposed dwellings have been designed to	

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a sidelight window at the front door		ensure that at least one habitable room of each dwelling faces the street, with a sidelight window at the front door.	
Are buildings on narrow sloping lots (less than 15.0 metres wide) built to the boundary: on the low side of the lot	N/A	The subject site is not a sloping lot.	
Are all buildings with a width of more than 10 metres that are visible from a street or a park 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)	N/A	This application does not seek to establish a dwelling with a width exceeding 10m.	
Do all buildings incorporate two or more, of the following design elements to provide diversity in building form as well as respond to the climate: - verandahs - roof overhangs - window hoods/screens - awnings and shade structures	✓	The proposed dwellings have been designed to incorporate verandas, roof overhangs, window hoods and awnings to promote climatic control and building articulation.	
On other than a lot for a house, is the privacy of occupants of nearby residential properties adequately protected from visual intrusion by: - the outlook from the first or second storey windows, terraces and decks and other private communal or public areas being obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available into the private open space or a living room of an existing dwelling; and - where screening is required, it is provided by solid	✓	The privacy of adjoining residential uses will be protected through screening, spacing and window/deck location where applicable.	

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opaque screens or perforated panels or trellises that are permanent and have a maximum of 50 per cent openings or windows have a minimum sill height of 1.7 metres or opaque glass is utilised.			
Are front fences and walls, where required, one of the following: - solid front fences and walls no more than 1.2 metres high - if containing openings that make it more than 50 per cent transparent, a maximum fence height of 1.8 metres, and solid to a maximum height of 1.2 metres - if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day, or where the main private open space is in front of the dwelling, the maximum height for solid front fences and walls 1.8 metres.	N/A	No front fences or walls are proposed.	
Is all fencing interfacing with a park: - no more than 1.5 metres high - predominantly open in nature.	N/A	The subject site does not adjoin a park area.	
Are fences on laneways: 1800 millimetres high and completely screen private open space, car parking and service areas	N/A	The subject site does not adjoin a laneway.	
Are fences on corner lots: designed as front fences addressing both streets (rather than a front and a side fence)	N/A	The subject site is not a corner lot.	
Are fences in key locations proposed to be constructed by the developer to ensure consistency in appearance, such as fencing: - to non-access roads - high visibility open space areas	N/A	The subject site is not located in a key area.	

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where integrated housing construction is proposed on multi-family and grouped terrace and row housing lots			
Do dwellings with their main living areas located at ground level have private open space with: - a minimum of 12 sqm in area per dwelling unit - a minimum dimension of 2.4 metres and/or have adequate space to accommodate a table, chair, planting, barbeque and shade	✓	Private open space will be provided with a minimum area of 12m ² and a minimum dimension of 2.4m	
Do dwellings with their main living areas located above ground level have private open space with: - a minimum area of 5.0 sqm, and - a minimum dimension of 1.2 metres, directly accessible from a living room.	N/A	This application does not seek to establish dwellings with their main living area located above the ground floor level.	
Do sites containing more than 6 attached dwellings or apartments include a communal open space area that: - has a minimum of 25 per cent of the area of the site - is provided in addition to the private open space areas - has a minimum dimension of 4.0 metres - has a maximum gradient not exceeding one in ten - is designed and located so that it is subject to informal surveillance from dwellings on the site - is separated from any private areas by a fence or landscaping.	N/A	This application does not seek to establish more than 6 attached dwellings.	
Do loft apartments: - have a maximum of two storeys in height, including garage level - 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	N/A	This application does not seek approval for a loft dwelling.	

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1500 millimetres or privacy screening - o low maintenance building materials and non-reflective finishes - o no external drainage or other pipes ▪ 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 lane, and including a screened drying area ▪ incorporate at least two openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation			
Do multi family and other small dwellings: ▪ 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 louvred windows to facilitate cross ventilation	N/A	This application does not seek to establish multi-family or similar small dwellings.	

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