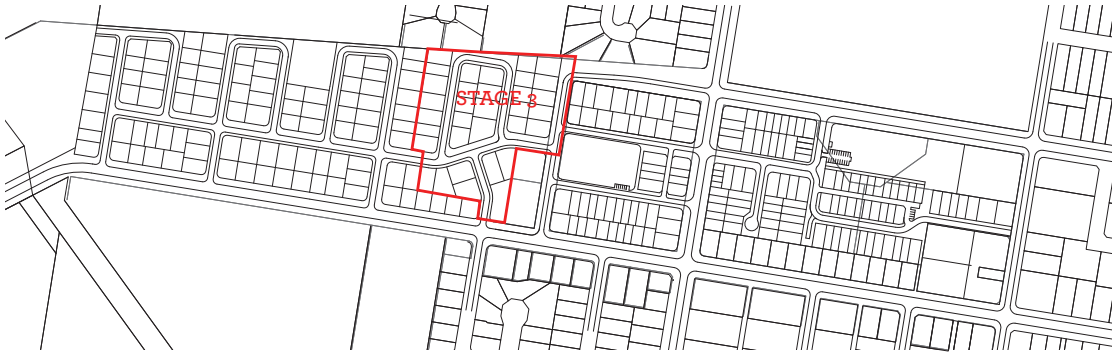




General:

- 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. 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:

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

Site Cover and Amenity:

- 13. Site cover for each lot is not to exceed 60%.
- 14. 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.

Buildings

- 15. 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)

Fencing:

- 16. Front fencing generally is not permitted expect for approved special circumstances such as:
 - Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots);
 - Privacy and safety around swimming pools when located inside of yard in the case of corner lots;
 - Fencing design and materials to be approved by the ULDA.
- 17. Side and rear fencing requirements:
 - Side fencing fronting a secondary street must be 50% transparent and not exceed 1.5m in height.
 - Fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and finish a minimum of 1.0m behind the front building wall.
 - Materials and finish to be approved by ULDA and submitted in plans as required in checklist
- 18. Fencing directly fronting a park or public area (not opposite or across the street from a park or public area) requires special consideration:
 - Materials could include black powder-coated aluminium square top, or other material that is predominantly open in nature as approved by the ULDA.
 - Maximum 1.5m high fencing.
 - All fences are to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

All fencing materials and finish to be approved by the ULDA.

Driveways:

- 19. 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
- 20. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- 21. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
- 22. 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

- 23. Dwellings designed to support CPTED principals, with habitable rooms facing the street such as Master or living room.

Building Articulation

- 24. 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 and/or porticos
 - shade and screening devices
 - recessed & projecting elements

Site Development Table	10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side (General)								
Built to boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non built to boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner lots - secondary frontage	1.5m							
Onsite parking requirements (min)	1 space per dwelling (dependent on lot type refer Point 8) to be covered.							
Garage location	• Single or tandem garage or carport acceptable • Garages are to be located along the built to boundary wall		• Single or tandem garage or carport acceptable • Garages are to be located along the built to boundary wall		• Single, tandem or double garage acceptable • Garages or carports are to be located along the built to boundary wall where appropriate		• Single, tandem or double garage or carport acceptable • Garages are to be located along the built to boundary wall where appropriate	



Bowen Street UDA, Roma Subdivision Plan and Plan of Development Stage 3