

NOTES

General

1. Maximum building height is 2 storeys.

Orientation

2. Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage.
3. 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

4. Setbacks are as per the Building Setback Table unless otherwise specified.
5. 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 to 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.
6. 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.
7. Boundary setbacks are measured to the walls of the structure.
8. Eaves should not encroach closer than 300mm to the lot boundary (other than where buildings are built to a zero lot line).
9. First floor on single and multi-family lots must be built to meet the minimum first floor setbacks.

Car Parking & Driveways

10. Minimum of 1 covered on-site car parking space is to be provided for each dwelling. **
11. Garages are to be recessed behind the main building line.
12. For all 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 12, bullet point 3.
13. A maximum of one driveway per dwelling is permitted.
14. Driveways must avoid on-street servicing such as dedicated parking bays, drainage pits and service pillars.
15. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Site Cover and Amenity

16. Site cover of each lot is not to exceed 60% at the ground level and 50% at the second level.
17. 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.
18. Second storey verandahs 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

19. Private Open Space on each lot is generally located for access to northern, north-easterly or eastern sunlight where possible.
20. 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; 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

21. 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
• providing balconies, porches or verandahs
• providing window hoods
• shadow lines created on the building through minor changes in the facade (100 millimetres minimum)

Infrastructure Contributions

22. 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.
23. 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.



Legend

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

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 16/10/2012

	Width of lot frontage									
	Villa Allotments		Villa Allotments		Courtyard Allotments		Traditional Allotments		Multi-Family Dwellings	
Lots without lane	10m-12.4m	Ground floor	12.5m-14.9m	Ground floor	15m-19.9m	Ground floor	20m+	Ground floor	Ground floor	Ground floor
	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	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
	- not build to boundary line	0.9	0.9	1.0	1.0	1.0	1.5	1.2	2.0	2.0
Rear		0.9	1.0	0.9	1.0	0.9	1.0	1.0	2.0	2.0
Secondary Frontage										
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										



PLACE
PLANNING
DESIGN
ENVIRONMENT

BRISBANE
LEVEL 1, 282 WICKHAM STREET
FORTITUDE VALLEY, QLD 4006
AUSTRALIA
T : (07) 3852 3922
F : (07) 3852 4766

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PROJECT
STAGE 8
ANDERGROVE UDA
MACKAY

CLIENT
URBAN LAND
DEVELOPMENT
AUTHORITY

NOTES

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PRIE LOT RECONFIGURATION	JO	DA	27/21/2011
2	PRIE LOT RECONFIGURATION	JO	CH	08/08/2012
3	PRIE LOT RECONFIGURATION	JO	CH	20/08/2012

DRAWING TITLE
PLAN OF DEVELOPMENT
FOR STAGE 8

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



SHEET NUMBER
ULD23_SK02

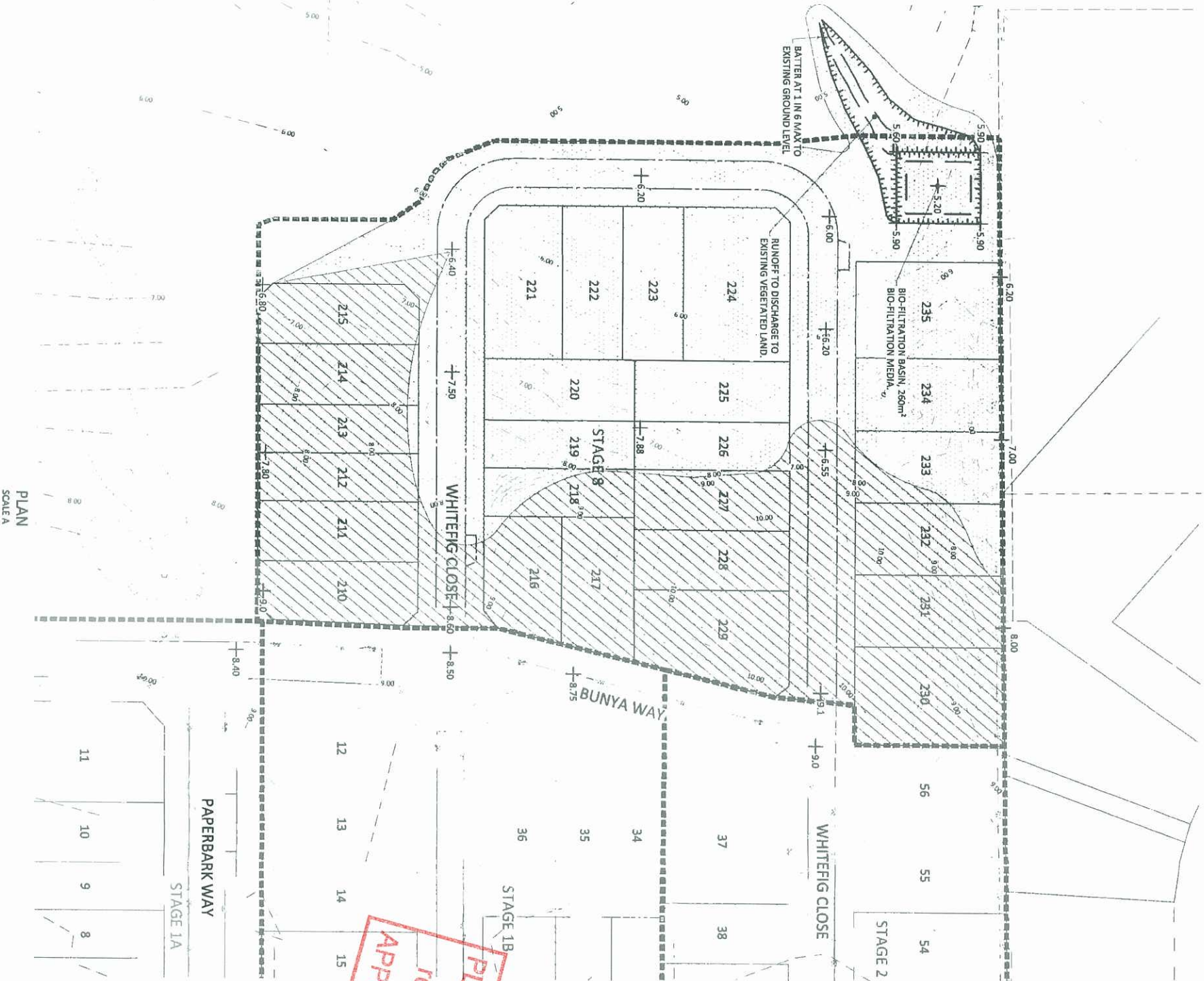
REVISION
3

EARTHWORKS NOTES

- NOTWITHSTANDING THE LIMITS OF CUTTING & FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT AT THE PRE-START MEETING. ALTERATIONS TO THE EARTHWORKS MAY BE INSTRUCTED BY THE SUPERINTENDENT DURING CONSTRUCTION. FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY THE WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION.
- REFER TO THE SPECIFICATION FOR COMPACTION DETAILS. ALL FILL MATERIALS WILL BE PLACED IN ACCORDANCE WITH THE APPROVED SPECIFICATION.
- EXCAVATED MATERIAL, NOT REQUIRED FOR ROADWORKS OR NOMINATED SITE FILLING SHALL BE LOCATED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
- ALL SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798-2007. *GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS*.
- WHERE UNSUITABLE MATERIAL IN AREAS TO BE FILLED IS ENCOUNTERED, THIS WILL BE TREATED AS SET OUT IN THE SPECIFICATION.
- LEVEL 1 INSPECTION & TESTING IS TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH AS 3798-2007 *GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS*. THE INSPECTION & TESTING AUTHORITY IS TO PROVIDE A COMPLIANCE CERTIFICATE & REPORT SETTING OUT THE INSPECTIONS, SAMPLING & TESTING CARRIED OUT DURING THE BULK EARTHWORKS.
- THE TOTAL COST OF THE GEOTECHNICAL INSPECTION & TESTING AUTHORITY (GTA) FOR THE LEVEL 1 INSPECTION & TESTING IS TO BE INCLUDED IN THE LUMP SUM OF THE TENDER. THE GTA IS TO MAINTAIN DAILY SITE RECORD SHEETS AS SET OUT IN AS 3798-2007.
- UNLESS NOTED OTHERWISE THE FREQUENCY OF TESTING IS TO BE IN ACCORDANCE WITH TABLE 8.1 OF AS 3798-2007. THE CONTRACTOR IS TO COMPLY WITH ALL REGULATIONS CONCERNING WORK HOURS, WARNING SIGNS, FENCING OR SECURITY & EMISSIONS FROM THE SITE INCLUDING DUST, WATER, SILT, NOISE & SMOKE.
- FILL BATTER SLOPES ARE TO BE OVERFILLED & TRIMMED BACK TO PROFILE.
- THE EARTHWORKS FOR RETAINING WALLS IN FILL IS TO BE OVERFILLED & CUT BACK TO SUIT THE RETAINING WALL & CONSTRUCTION METHODS.
- ALL VEHICLES EXTING FROM THE SITE WILL DO SO VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP. VEHICLES WILL BE CLEANED & TREATED AS TO PREVENT MATERIAL BEING TRACKED OR DEPOSITED ON THE ADJOINING PUBLIC ROADS. REFER EROSION & SEDIMENT DRAWINGS FOR FURTHER DETAILS OF EROSION & SEDIMENT CONTROLS.

EARTHWORKS PERFORMANCE NOTES

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH AS3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, PART 304 - MAIN ROADS SPECIFICATION FOR GENERAL EARTHWORKS AND THE BUILDING EARTHWORKS SPECIFICATION PROVIDED FOR THIS PROJECT.
- FILL MATERIAL GENERALLY IS TO BE INORGANIC, NON-PERISHABLE CLEAN FILL MATERIAL WITH NO CONTAMINANTS.
(SULPHUR CONTENT: DO NOT PROVIDE FILLING WITH SULPHUR CONTENT EXCEEDING 0.5% WITHIN 500 MM OF CEMENT BOUND ELEMENTS (FOR EXAMPLE CONCRETE STRUCTURES OR MASOCHRY) UNLESS SUCH ELEMENTS ARE PROTECTED BY IMPERMEABLE MEMBRANES OR EQUIVALENT MEANS).
- STRUCTURAL FILL SHALL EXCLUDE MATERIALS SUCH AS:
 - ORGANIC SOILS;
 - MATERIALS CONTAMINATED THROUGH PAST SITE USAGE;
 - MATERIALS WHICH CONTAIN SUBSTANCES WHICH CAN BE DISSOLVED OR LEACHED OUT, OR WHICH UNDERGO VOLUME CHANGE OR LOSS OF STRENGTH WHEN DISTURBED AND EXPOSED TO MOISTURE;
 - SILTS OR SILT-LIKE MATERIALS;
 - CLAY MATERIALS OR MATERIALS CONTAINING TRACES OF CLAY
 - FILL CONTAINING WOOD, METAL, PLASTIC, BOULDERS OR OTHER DELETERIOUS MATERIAL.
- ALL FILL IMPORTED ONTO THE SITE IS TO BE FROM SUITABLE SOURCES AS APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER AND SUPER-INTENDENT.
- FILL RESULTING FROM SPOIL RECOVERED FROM SITE EXCAVATIONS, OR BORROW MATERIAL FROM DESIGNATED BORROW PITS IS TO BE CONFIRMED BY THE GEOTECHNICAL ENGINEER ON ITS SUITABILITY AS FILL MATERIAL.
- FILL TYPES
 - IMPORTED SELECT FILL: GRANULAR MATERIAL COMPLYING WITH MAIN ROADS SPECIFICATION FOR EARTHWORKS PART 304 AND THE FOLLOWING:
 - a. MAXIMUM PARTICLE SIZE: 75 MM
 - b. PROPORTION PASSING 0.075 MM SIEVE: 25% MAXIMUM.
 - c. PLASTICITY INDEX: 2%, 12%
 - d. WEIGHTED PLASTICITY <40 (WPI)
 - e. MINIMUM CBR 15
 - f. SHRINK-SWELL INDEX IS - 1%.
 - 7. COMPACTION - ALL FILL MATERIAL PLACED UNDER STRUCTURES AND PAVEMENTS ARE TO BE COMPACTED IN ACCORDANCE WITH AS3798 AND THE "BUILDING EARTHWORKS SPECIFICATION" PROVIDED FOR THIS PROJECT. NOTWITHSTANDING THE ABOVE:
 - COMPACT ALL MATERIAL TO A MINIMUM 98% STANDARD
 - COMPACTION WITH A MOISTURE CONTENT WITHIN +/- 5% OMC.
 - FILL IS TO BE COMPACTED IN LAYERS NOT EXCEEDING 250mm IN DEPTH.
 - PLACEMENT AND COMPACTION OF STRUCTURAL FILL MATERIAL UNDER BUILDING ZONES IS TO ENSURE A MINIMUM BEARING CAPACITY OF 100 kPa UNDER ALL FOOTINGS AND GROUND BEAMS.



PLAN SCALE A

LEGEND

- EXISTING
- PROPOSED
- KERB AND CHANNEL
- KERB ONLY
- KERB INVERT
- PROPERTY BOUNDARY
- STORMWATER DRAINAGE
- TOP OF BATTER
- TOP OF BATTER
- TOP OF BATTER
- TOP OF BATTER
- FENCE
- SEWER
- SEWER RISING MAIN
- WATER
- WATER CONDUIT
- TELSTRA
- TELSTRA OPTIC FIBRE
- OVER HEAD POWER
- UNDER GROUND POWER
- ABANDONED SERVICE
- FOOTPATH
- STAGE BOUNDARY
- FINISHED LEVELS
- CUT
- FILL

NOTE:
ALLOW APPROX 400mm OF CUT FOR PAVEMENT AREAS.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 16/10/2012

PRELIMINARY

STATUS

PROJECT NO.

12121

REVISION

SK-C011 B

DRAWING NO.

12121

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DRAW

1. WARM MAIN MATERIALS: 100mm & 150mm MAINS - WATER MAINS SHALL BE uPVC RUBBER RING JOINTED THICK WALL CLASS 16 PIPES WITH/OUT OUTSIDE DIAMETER COMPATIBLE WITH DUCTILE IRON & AC PIPES.
2. NEW WATER MAINS SHALL BE LOCATED IN THE VERGE
3. MINIMUM COVER TO ALL PIPES SHALL BE:
100mm & 150mm DIA. - 600mm COVER IN THE VERGE
- 900mm COVER UNDER ROADS & TRAFFICABLE AREAS
- 750mm TO TOP OF PIPE
4. CONCRETE (GRADE 32.3) THRUST BLOCKS SHALL BE PLACED AT ALL BENDS, TEES & DEAD ENDS.
5. THE DEPTH OF ALL HYDRANTS BELOW FINISHED SURFACE LEVEL SHALL BE BETWEEN 1500mm & 375mm.
6. ALL SERVICE CONDUITS SHALL BE 100mm uPVC DIA. CLASS 12.
7. ALL CONNECTIONS TO EXISTING MAINS SHALL BE CARRIED OUT BY LOCAL AUTHORITIES AT THE DEVELOPER'S COST.
8. ALL HYDRANTS SHALL HAVE A FUSION BOND EPOXY (FBE) COATING OR EQUIVALENT.
9. ALL VALVES SHALL HAVE A FUSION BOND EPOXY (FBE) COATING & SHALL BE RESISTANT SEATED. REFER TO RELEVANT AUTHORITY STANDARD DRAWINGS FOR DETAILS
10. WATER SERVICES (EXCLUDING WETEN) TO BE CONSTRUCTED TO LOTS WHERE THE WATER MAINS ARE LOCATED UNDER CONCRETE FOOTPATHS & LANEWAYS UNLESS NOTED OTHERWISE. BRASS MARKERS ARE TO BE PLACED IN THE CONCRETE FOOTPATHS & DRIVEWAYS UNLESS NOTED OTHERWISE.
11. A BLUE BI-DIRECTIONAL RAISED REFLECTIVE PAVEMENT MARKER (RPPM) SHALL BE PROVIDED ON THE ROAD CENTRELINE OPPOSITE TO ALL HYDRANTS. THE MARKER SHALL BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF MAIN ROADS FIRE HYDRANT INDICATION SYSTEM TECHNICAL GUIDELINE. REFER SPECIFICATION FOR TEST CRITERIA.



PRELIMINARY