



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. 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:

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

Site Cover and Amenity:

- 14. Site cover for each lot is not to exceed 60%.
- 15. 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

16. 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 which can include:

- 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)
- balconies & verandas
- feature entry doors
- architectural windows
- gable and end treatments
- feature entry and/or porticos
- shade and screening devices
- recessed & projecting elements

Fencing:

- 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

Driveways:

- 18. 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
- 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 6.0m.
- 21. 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.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

dated 11/02/2013

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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							
Garage location	• Single or tandem garage or carport acceptable • Garages are to be located along the built to boundary wall where appropriate		• Single or tandem garage or carport acceptable • Garages are to be located along the built to boundary wall where appropriate		• Single, tandem, double garage acceptable • Garages or carports are to be located along the built to boundary wall where appropriate		• Single, tandem, 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

28.01.2012