



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 5
ANDERGROVE UDA
MACKAY**

CLIENT
**URBAN LAND
DEVELOPMENT
AUTHORITY**

NOTES

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
1	PRE LOT RECONFIGURATION	TW	TW	08.09.2010
2	PRE LOT RECONFIGURATION	TW	TW	18.09.2010
3	PRE ROAD DESIGN	TW	TW	22.09.2010
4	PRE LAYOUT CHANGES	JG	TW	04.01.2011
5	PRE STAGE BOUNDARY EDIT	DE	TW	02.08.2011
6	PRE TEXT CHANGES	JG	JH	02.12.2011
7	PRE LOT RECONFIGURATION	CA	CK	12.03.2012
8	PRE LOT RECONFIGURATION	CA	CK	30.03.2012
9	PRE LOT RECONFIGURATION	CA	CK	12.04.2012
9	PRE LOT RECONFIGURATION	JG	CA	04.07.2012

DRAWING TITLE
**LOT RECONFIGURATION
LAYOUT FOR STAGE 5**

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

NORTH



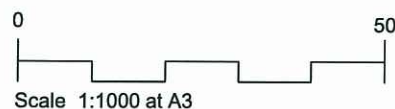
SHEET NUMBER
ULD23_SK01

REVISION
9

Development Statistics			
Area	Stage 5a	Stage 5b	Stage 5c
Additional Road Reserve	2,234m ²	397m ²	1,562m ²
Open Space	-	-	-
Area of Lots	2,963m ²	4,440m ²	1,736m ²
Total Area	5,197m ²	4,837m ²	3,298m ²
Lot Mix and Yield			
Traditional (20m frontage)	-	-	-
Courtyard (15m frontage)	2	2	-
Villa (12.5 - 14.9m frontage)	2	4	-
Villa (10m - 12.4m frontage)	4	4	-
Terrace/Urban/Loft (4.5 -9.9m)	3	4	13
Total	11 dw	14 dw	13 dw
Roads			
17m wide (7.5m pavement)	39m	32m	-
13.5m wide (6m pavement)	140m	-	24m
6.5m Laneway (5.5m pavement)	-	-	60m
Bedford rd Laneway and Parking	-	-	61m



GENERALLY IN
ACCORDANCE
2/8/2012
B -
BRIANNA FYFFE



NOTES
General

- Maximum building height is 2 storeys.
- Orientation**
- Dwelling entrances are to be clearly defined and articulated to address the Primary Street Frontage.
 - 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**
- Setbacks are as per the Building Setback Table unless otherwise specified.
 - 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.
 - 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.
 - Boundary setbacks are measured to the walls of the structure.
 - Eaves should not encroach (other than where buildings are built to a zero lot line) closer than 300mm to the lot boundary.
 - First floor on single and multi-family lots must be built to meet the minimum first floor setbacks.
 - Laneway garage is to be setback 1.0m.
 - For Urban Allotments typologies, open balconies may project forward of the minimum front setback to 0.5m from the front property boundary.
 - For lots 132-144 the laneway setback, from property boundary to building line is 1.6m to accommodate service alignments and requirements.

Car Parking & Driveways

- No vehicular access to Bedford Road
- Minimum of 1 covered on-site car parking space is to be provided for each dwelling.
- Garages are to be recessed behind the main building line except where on laneways.
- For Conventional allotments (not Laneway 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 lot boundary
 - Serving a single garage shall be 3.0m at the lot 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 16, bullet point 3.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres
- Garages served off a Laneway must be built to meet the minimum 1.0 metre recess behind the main building line

****On site car parking to be accordance with ULDA guideline no.7: Low Rise Buildings**

Site Cover and Amenity

- Site cover of each lot is not to exceed 60% at ground level and 50% at the second level. Urban, terrace and loft allotments should not exceed 85% of the lot area at ground level.
- 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.
- Second storey verandas 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.

Fencing & Landscaping

- Private Open Space on each lot is generally located for access to northern, north-easterly or eastern sunlight where possible.
- 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;
- Fencing of Lots adjoining Bedford Road are to be partially transparent with a maximum height of 1.5m; OR solid fencing with a maximum height of 1.2m; AND shall provide pedestrian gate/ access to public pathways on Bedford Road.
- Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

Buildings

- 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
 - balconies, porches or verandahs provided
 - window hoods provided
 - shadow lines created on the building through minor changes in the facade (100 millimetres minimum)

Infrastructure Contributions

- 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.

- Specified below are the approved house plan options for lots < 250m²

- Lots 133, 135-140,142,144: 4.5m Terrace
- Lots 132,134,141,143: Nano-Loft 1 01
- Lots 121-122, 156-158: Type C1, Type C2, Type E1 Type E2 Type E3, Type H1, Type H2
- Lots 123 & 155: Type B, Type H1, Type H2

123

These house plans can be mirrored where the driveway location and built to boundary walls are consistent with the approved POD

- Houses on lots less than 250m² to include the following:

- All balustrades that are visible from the street are to be 50% visually permeable.
- Landscaping at the front of each lot is to be provided at a minimum depth of 500mm along the front boundary and is to reinforce the dwelling entry and positively contribute to the streetscape.
- Windows can be provided with adequate sun shading and weather protection.

*** Where adjoining a residential boundary, any side boundary fences are to extend from the rear boundary to align with the front facade of the building but 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.



LEGEND

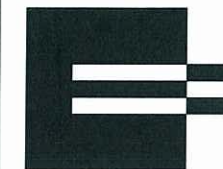
- Covered carparking Position indicative only
- Driveway location Position indicative only
- Possible built to boundary wall
- Primary Frontage & Address

GENERALLY IN ACCORDANCE
2/8/2012
BRIANNA PIPE

BUILDING SETBACK TABLE

	Width of lot frontage															
	Villa Allotments		Villa Allotments		Courtyard Allotments		Traditional Allotments		Multi-Family Allotments		Terrace Allotments (1) Double storey		Urban Allotments (2) Single storey		Loft Allotments (3) Double storey	
	10m-12.4m	12.5m-14.9m	15m-19.9m	20m+		4.5m-10m		4.5m-10m		4.7m		4.7m		4.7m		
	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor
Lots without lane																
Front (Primary)	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	NA	NA	2.4*	2.4	NA	NA
Side																
- built to boundary	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	NA	NA	0.0	NA	NA	NA
- not built to boundary line	0.9	0.9	1.0	1.0	1.0	1.5	1.2	2.0	1.2	2.0	NA	NA	0.9	0.9	NA	NA
Rear	0.9	1.0	0.9	1.0	0.9	1.0	1.0	2.0	1.0	2.0	NA	NA	0.9	1.0	NA	NA
Secondary frontage	1.5															
Park																
- side / rear of lot	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
 (1) For additional indicative detail on the Laneway Terrace Product refer to the "My Place drawings - ULD016F DD04.01 from Degenhart Shedd Architects"
 (2) For additional indicative detail on the Urban Allotment Product refer to the "My Place drawings - 0714 B DD 00.01 from Degenhart Shedd Architects"
 (3) For additional indicative detail on the Urban Loft Product refer to the "My Place drawings - ULD027 DD 00.01D from Degenhart Shedd Architects"



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6	PRE TEXT CHANGE	JG	TS	29.07.2011
7	PRE TEXT CHANGE	DE	JH	02.08.2011
8	PRE TEXT CHANGE	JG	TS	03.11.2011
9	PRE TEXT CHANGE	JG	TS	07.11.2011
10	PRE TEXT CHANGE	JG	TS	02.12.2011
11	PRE TEXT CHANGE	JG	TS	07.12.2011
12	PRE TEXT CHANGE	JG	AG	12.12.2011
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14	PRE LOT RECONFIGURATION	CA	CK	30.03.2012
15	PRE LOT RECONFIGURATION	CA	CK	12.04.2012
16	PRE LOT RECONFIGURATION	JG	CK	18.07.2012
17	PRE TEXT CHANGE	JG	CK	01.08.2012

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE
PLAN OF DEVELOPMENT
FOR STAGE 5

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



SHEET NUMBER : ULD23_SK02
REVISION : 17