

General:

- All development is to be undertaken in accordance with the Development Approval.
- Loft homes are permissible over garages in laneway allotments.
- The maximum height of building shall not exceed 2 storeys.

Orientation:

- Entries - Front doors of dwellings are to address the Primary Street Frontage.
- Where dwellings on corner allotments encompass more than one frontage they are to be designed to address each street frontage.
- Loft homes must be located off the adjoining laneway.

Setbacks:

- Setbacks are as per the Site Development Table unless otherwise specified.
- Built to boundary walls are preferred where shown.
- Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
- Urban lots with open balconies may project forward of the minimum front setback to 0.5m from the front of the property boundary.
- 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.
- Loft homes can have built to boundary walls to all boundaries.

Parking:

- Minimum off-street parking requirements - Studio, 1 and 2 bed dwellings - 1 space per dwelling Other - 2 spaces per dwelling, which may be in tandem.
- Double garages will not be permitted on a single storey dwelling 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 >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.
- Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except on Multi Family Allotments and Terrace Allotments where the site cover shall not exceed 75%, and Urban Allotments where the site cover shall not exceed 85%.
- 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. Urban lots may have a minimum of 5m² with a minimum dimension of 2.5m.

Buildings

- 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)

Multi Family Dwellings:

- Multi Family Dwelling Allotments may be developed with more than one dwelling.
- Multi family and other small dwellings should:
 - 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 1.2m and a minimum area

of 5.0m², 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

Fencing:

- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2m in height.
- Fences on corner lots should be designed as front fences addressing both streets (rather than a front and a side fence).

Driveways:

- For lots other than laneway allotments the following applies:
 - The maximum width of a driveway:
 - servicing a double garage shall be 4.8m at the lot boundary
 - servicing a single garage shall be 3.0m at the lot boundary
 - 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 6.0m.
 - 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, and Laneway Allotments where driveways can be combined with driveways to parking spaces for other dwellings on the same lot.

Rear lanes that provide front door access to loft apartments:

- Rear lanes providing front door access to loft apartments also need to provide:
 - reasonable level of amenity and landscaping
 - visible and well landscaped front doors from within the lane
 - house numbers to indicate entry points to dwelling
 - a provision for metered services and other facilities
 - pavement treatment and materials to enable ease of access to, and maintenance of, underground services (power, telecom, water, sewer)
 - public lighting, located so that poles avoid reversing vehicle paths

Building orientation and efficient design

- Dwellings designed to support CPTED principals, with habitable rooms facing the street such as Master or living room.
- Front doors of dwellings must be clearly visible from the street.

Building Articulation

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

Infrastructure contributions

33. Infrastructure contributions for Multiple Residential Dwellings (lots accommodating more than a single dwelling unit) will be calculated in accordance with Maranoa Regional Council's Planning and Development Headworks Charges Schedule. this payment will be made to the ULDA prior to the endorsement of a community management statement or commencement of use, whichever comes first.

Definitions:

Loft Homes - A dwelling built above a garage with its own entry door at ground level.
 Laneway allotment - Lot serviced by a Laneway.
 Streets - Roads/Streets other than a Laneway.
 Studio Dwelling - dwelling (usually apartment) in which the living area and bedroom are combined within a single space.

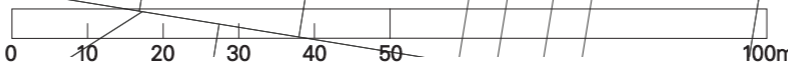
	Urban Lots	Terrace Housing	10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
	Ground Floor	Ground Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.0m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	0.0m	0.0m	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	2.0m	0.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
Side (General)										
Built to boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non built to boundary	0.9m	0.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m
Corner lots - secondary frontage	1.2m	0.0m	1.5m							
Laneway lots										
Rear of lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Onsite parking requirements (min)	1 space per dwelling to be covered									
Garage location	<ul style="list-style-type: none"> Single or tandem garage acceptable Garages are to be located along the built to boundary wall 	<ul style="list-style-type: none"> Single or tandem garage acceptable 	<ul style="list-style-type: none"> Single or tandem garage acceptable Double garages are only permitted on laneway allotments Garages are to be located along the built to boundary wall 	<ul style="list-style-type: none"> Single or tandem garage acceptable Double garages are only permitted on laneway allotments Garages are to be located along the built to boundary wall 	<ul style="list-style-type: none"> Single, tandem or double garage acceptable Garages are to be located along the built to boundary wall where appropriate 	<ul style="list-style-type: none"> Single, tandem or double garage acceptable Garages are to be located along the built to boundary wall where appropriate 				
Site cover (max)	85%	75%	70%		70%		70%		60%	



LOT TYPES		STANDARD LOT DIMENSIONS
Courtyard (Long)	CL	15m x 32m
Courtyard (Short)	CS	15m x 25m
Villa (Wide)	VW	12.5m x 32m
Villa (Narrow)	VN	10.0m x 32m
Studio (Wide)	SW	11.5m x 25m
Studio (Narrow)	SN	10m x 25m
Multi-family Dwellings	MFD	Varies

Non standard lot sizes as noted on the plan.

- Primary frontage
- Built to boundary (preferred)
- Preferred driveway location
- Maximum building location envelope
- Preferred primary open space location (min 15m²)
- Potential loft home
- Letterbox location for primary dwelling (on laneway)
- Letterbox location for secondary dwelling (on laneway)



Bowen Street UDA, Roma Plan of Development Stage 1

