

**TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS**

LOT TYPE	MIN. LOT SIZE (m <sup>2</sup> )	MINIMUM BUILDING SETBACKS #										PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION *		OTHER REQUIREMENTS	
		FIRST STOREY					SECOND STOREY											
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m) [See Cl. 8.1.5.2(iv)] Ø	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m) [See Cl.8.1.5.3(i)] Ø	Zero Lot Line [See Cl.8.1.5.3(ii)]	Side Setback (m)	Indicative Location of POS shown on Sector Plan Map	Minimum Area (m <sup>2</sup> )	Minimum Circle Diameter (m) Ø	On-site	On-street	Maximum Building Site Cover (%)	Indicative Driveway Location shown on Sector Plan Map	
Courtyard	450	14	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes	
Premium Courtyard (Economy Traditional in DCP)	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes	
Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)	
Dress Circle	830	22.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)	

**IMPORTANT NOTES ON TABLE 1**

**# MINIMUM BUILDING SETBACKS**

- The minimum building setbacks outlined in Table 1 and illustrated on the Sector Plan Map do not take into account any existing or proposed easements, other underground services and/or the provisions of Section 47 of the Standard Building Regulations (ie. corner truncation setbacks), which may require increased building setbacks.
- For lots highlighted by a red star on the Sector Plan Map, the rear building setback is a minimum of three metres.

**\* CAR PARKING PROVISION**

- All dwellings are to incorporate a double garage with any proposal for a triple garage subject to the requirements of Clause 8.1.9.3.
- Where a third on-site parking space is required (ie. for Traditional and Dress Circle lots), the minimum front setback for a double garage will be 4.5 metres.
- On-street parking space is to be provided within 25 metres of a lot frontage.

**— BUILDING SITE COVERAGE**

- Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are permitted as additional building site coverage to a further maximum of 10% of the total site area.