TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS SUMMARY

LOT TYPE	MIN. LOT SIZE (m²)	MINIMUM BUILDING SETBACKS (Refer to Note 1)									PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION (Refer to Note 2)		OTHER REQUIREMENTS (Refer to Note 3)	
		FIRST STOREY					SECOND STOREY										
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m)	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m)	Zero Lot Line	Side Setback (m)	Indicative Location of POS shown on Sector Plan Map	Minimum Area (m²)	Minimum Circle Diameter (m)	On-site	On-street	Maximum Building Site Cover (%)	Indicative Driveway Location shown on Sector Plan Map
Villa	320	10	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Cottage	320	12	3	3	Yes	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Patio (Min 2 Storeys)	320	14	3	3	Yes	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Premium Villa	400	12.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	40	5	2	1 space per 2 lots	50	Yes
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
Traditional	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
Premium 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	50	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	50	No (except where specific access location required)

IMPORTANT NOTES ON TABLE 1 (See next page)

North Lakes Development
Sector Plan No. 017 - 1000 - Residential Sector Thirty-Three, Woodside Residential Precinct
15 January 2004

Page 12 of 41