

TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS SUMMARY

LOT TYPE	MIN. LOT SIZE (m ²)	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 (m ²)	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	No	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)	No	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)	

IMPORTANT NOTES ON TABLE 1 (See next page)

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IMPORTANT NOTES ON TABLE 1

1. MINIMUM BUILDING SETBACKS

- (a) The minimum building setbacks outlined in Table 1 and illustrated on the Sector Plan Map do not take into account any features of the land, existing or proposed easements, and/or other underground services which may require increased building setbacks.
- (b) The design of the development has taken into consideration the visibility at intersections and the amenity of the proposed neighbourhood. Consequently, for the purposes of the Standard Building Regulations (i.e corner truncations setbacks), further application for corner truncation setbacks is not required, provided that the setback specifically dimensioned and referenced on the Sector Plan Map (figures 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i and 5j) is complied with.
- (c) Where a lot fronts a park, the Sector Plan Map may nominate that the garage is to be set back a minimum of 5.5 metres from the property boundary to provide additional space for on-site visitor car parking in lieu of the standard on-street parking provision.
- (d) Where a setback is specifically dimensioned and referenced on the Sector Plan Map (figures 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i and 5j), the Sector Plan Map requirement will prevail over Table 1.
- (e) On Traditional and Premium Traditional lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per note 2(d).

2. CAR PARKING PROVISION

- (f) At least one on-site parking space is to be covered.
- (g) Any Cottage lots or single storey Villa lots are only permitted to have a single covered car space. Premium Villa lots are permitted to have a single garage, provided that the dwelling has two habitable rooms or similar width facing the street. A two storey dwelling on a Villa lot may have a double garage provided the garage has a minimum front setback of 5.5 metres to the property line.
- (h) Where a single garage is proposed, a minimum front setback of 5.5 metres is required for the garage.
- (i) Where a third on-site parking space is required (ie. for Premium Traditional lots), the minimum front setback for a double garage will be 4.5 metres.
- (j) On-street car parking is to be provided at the rate of one space per two lots.

3. BUILDING SITE COVERAGE

Except for Premium Traditional lots, 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.