

**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				Indicative Location of POS shown on Sector Plan Map	Minimum Area (m <sup>2</sup> )	Minimum Circle Diameter (m) Æ	On-site	On-street	Maximum Building Site Cover (%) ▲	Indicative Driveway Location shown on Sector Plan Map
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m) [See Cl. 8.1.5.2(iii) Æ]	Zero Lot Line [Mandatory where shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m) [See Cl.8.1.5.3(i)] Æ	Zero Lot Line	Side Setback (m)							
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% 60% for rear lane villas	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
Premium Courtyard (Economy Traditional in DCP)	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	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)	No	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)	No	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)

**North Lakes Development**

Sector Plan No. 001 - 6000 - Residential Sector Three, Lakeside Residential Precinct

15<sup>th</sup> December 1999