



Application Site_RED LINE

157,395m² | 15.73 Hectares

Residential Zone (Refer to Drawing P19-147K-RAU-XX-XX-DR-A-31XXX)	NET Development Areas (m ²)
1	1,530.8
2	44083.16
3	7387.74
4	17976.85
5	24672.01
Total	95,650.5

NET Residential Site Area	9.56 Hectares
Total Dwellings (Houses/Apartments/Duplex)	363
Units per Hectare	38

Development Statistics	Area m ²		
No. of Residential Units - Houses Apartments Duplex	363 Dwellings		
Community Facilities	Childcare Facility (83 Full-Time Places) 513m ²		
Site Area (Red Line Boundary)	157395 m ²		
Developable Site Area	95650.5m ²		
Plot Ratio	0.41:1		
Site Coverage	0.19:1		
Residential Density	38 uph		
Apartment Dual Aspect Ratio	55.55%		
Building Height	1-3 Storeys		
Communal Open Space	1992 m ²		
Public Open Space	15.3% of Gross Site Area 24098.04 m ²		
Car Parking	690		
	690	Houses	524
Apartments (incl. Duplex / Maisonette Dwellings)		101	
Creche		19	
Visitors		46	
Cycle Parking		222	
1 Space / Bedroom	Apartments	130	160
	Duplex / Maisonettes	30	
	Visitor	@ 1 space / 2 units	
	Creche	10	



Public Park including Children's Play Areas | Linear Walk with Locally Equiped
Fitness Areas