

DEVELOPMENT DATA SUMMARY	
SITE AREA	2,342.00 m ²
DEVELOPMENT GFA	4,779.97 m ²
DEVELOPMENT GFA (excluding basement)	3,819.97 m ²
DEVELOPMENT FOOTPRINT	933.40 m ²
PLOT RATIO (3819.97 GFA / 2342.00 Site Area)	1.63
SITE COVERAGE	40%
DENSITY	170.79 Units/Ha.

GREEN OPEN SPACE

Total Green Area	730.00 m ²	31%	>10% required
* Public Open Space	247.00 m ²		34%
* Communal Open Space	428.00 m ²		59%

RESIDENTIAL	GFA [m ²]	Footprint [m ²]
Proposed Block A	1256.00	145.70
Proposed Block B	1393.70	264.00
Existing Block	1290.80	482.70
Existing Bin Store (Footprint includes external enclosure)	14.10	18.30
Proposed Bin Store	25.37	31.40
Demolished Area	239.40	94.90
Demolished Bin Store (Footprint includes external enclosure)	14.10	18.30
SUBTOTAL	3726.47	828.90
COMMERCIAL		
	GFA [m ²]	Footprint [m ²]
Café at Ground Floor (Block A)	93.50	104.50
PROPOSED BASEMENT		
	GFA [m ²]	Footprint [m ²]
Total Gross Basement Area (including Car Park with ramp)	916.50	N/A
Plantroom Area in Basement with reduced headroom	43.50	N/A
TOTAL	4779.97	933.40

PARKING

Total Car Parking spaces	15
Standard Car Parking spaces	10
Disabled Parking spaces	1
Electrical Vehicle Parking spaces	2
Go Car Parking space on Ground floor	2
Motorbike parking spaces	1
Bicycle parking spaces	94
Short term on Ground Floor	20
Long term on Basement	74

RESIDENTIAL UNITS BREAKDOWN

EXISTING BUILDING						
Apartment type	Existing	Demolished				
Studio	-	-				
1 Bed	8	3				
2 Bed *(3pp)	7	-				
2 Bed duplex (4pp)	2	-				
3 Bed	-	-				
SUBTOTAL	17	3				
		Total Existing Units 14				
PROPOSED BUILDING						
BLOCK A		BLOCK B		Proposed Mix		
Apartment type	Proposed	Apartment type	Proposed	Apts. Type	%	
Studio	1	Studio	4	Studio	5	19%
1 Bed	1	1 Bed	5	1 Bed	6	23%
2 Bed *(3pp)	4	2 Bed (4pp)	3	2 Bed	7	27%
3 Bed	5	3 Bed	3	3 Bed	8	31%
SUBTOTAL	11	SUBTOTAL	15	Total Proposed Units 26		
					TOTAL RESIDENTIAL UNITS IN DEVELOPMENT 40	

LEVEL GF

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A01	A1	1

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B01	B1	1
B02	B2	1
B03	B3	1

LEVEL 01

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A10	A2.A	3
A11	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B10	B4	2
B11	B5	1
B12	B6	3

LEVEL 02

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A20	A2.B	3
A21	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B20	B4	2
B21	B5	1
B22	B7	3

LEVEL 03

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A30	A2.C	3
A31	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B30	B8	1
B31	B5	1
B32	B6	3

LEVEL 04

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A40	A2.D	3
A41	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B40	B9	1
B41	B10	1
B42	B11	2

LEVEL 05

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A50	A2.E	3
A51	A4	1

BLOCK A

UNIT TYPE*	No. of unit types	Overall Floor area	No. Bedrooms	Aggregate floor area Living / dining / kitchen	Aggregate floor area Bedrooms	Aggregate floor area Storage	Aggregate floor area Private amenity	Width of Living/Dining Room	Width of Bedroom
Apartment Type A1	1 no.	41.3 sqm	Studio / 2 Per	33.0 sqm	33.0 sqm	3.1 sqm	4.3 sqm	5.6 m	5.6 m
Apartment Type A2.A	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.0 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.B	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	10.9 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.C	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.2 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.D	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.3 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.E	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	12.0 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A3	4 no.	74.7 sqm	2 Bed / 3 Per	30.3 sqm	13.2 + 7.9 = 21.1 sqm	5.6 sqm	6.0 sqm	4.4 m	2.8 m, 2.1 m
Apartment Type A4	1 no.	50.8 sqm	1 Bed / 2 Per	24.0 sqm	11.7 sqm	3.1 sqm	21.0 sqm	3.3 m	3.5 m
TOTAL UNITS	11 no.								

BLOCK B

UNIT TYPE*	No. of unit types	Overall Floor area	No. Bedrooms	Aggregate floor area Living / dining / kitchen	Aggregate floor area Bedrooms	Aggregate floor area Storage	Aggregate floor area Private amenity	Width of Living/Dining Room	Width of Bedroom
Apartment Type B1	1 no.	39.6 sqm	Studio / 2 Per	30.5 sqm	30.5 sqm	3.0 sqm	6.1 sqm	4.2 m	4.2 m
Apartment Type B2	1 no.	39.7 sqm	Studio / 2 Per	31.0 sqm	31.0 sqm	3.0 sqm	6.1sqm	5.0 m	5.0 m
Apartment Type B3	1 no.	38.1 sqm	Studio / 2 Per	30.0 sqm	30.0 sqm	3.0 sqm	7.7 sqm	5.2 m	5.2 m
Apartment Type B4	2 no.	82.8 sqm	2 Bed / 4 Per	30.0 sqm	14.0 + 12.5 = 26.5 sqm	6.2 sqm	7.0 sqm	5.2 m	3.5 m, 3.5 m
Apartment Type B5	3 no.	54.2 sqm	1 Bed / 2 Per	26.5 sqm	11.4 sqm	3.0 sqm	7.8 sqm	4.7 m	3.2 m
Apartment Type B6	2 no.	108.6 sqm	3 Bed / 5 Per	35.9 sqm	13.3 + 9.9 + 17 = 40.2 sqm	9.5 sqm	11.9 sqm	4.0 m	2.8 m, 2.1 m, 2.8 m
Apartment Type B7	1 no.	109.9 sqm	3 Bed / 5 Per	35.9 sqm	13.3 + 9.9 + 17 = 40.2 sqm	9.5 sqm	10.0 sqm	4.0 m	2.8 m, 2.1 m, 2.8 m
Apartment Type B8	1 no.	49.6 sqm	1 Bed / 2 Per	23.6 sqm	11.4 sqm	3.0 sqm	33.9 sqm	3.3 m	3.15 m
Apartment Type B9	1 no.	43.6 sqm	Studio / 2 Per	34.8 sqm	34.8 sqm	3.0 sqm	4.4 sqm	4.8 m	4.8 m
Apartment Type B10	1 no.	52.2 sqm	1 Bed / 2 Per	24.3 sqm	11.4 sqm	3.0 sqm	5.5 sqm	4.7 m	3.3 m
Apartment Type B11	1 no.	93.7 sqm	2 Bed / 4 Per	37.6 sqm	12.7 + 13.1 = 25.8 sqm	7.0 sqm	24.9 sqm	4.0 m	2.8 m, 3.4 m
TOTAL UNITS	15 no.								

* All apartments types are designed to be in compliance with Sustainable Urban Housing: Design Standards for New Apartments provided by Department of Housing, Planning and Local Government in March 2018

BLOCK A

UNIT TYPE	NO. BEDROOMS / PERSONS	NO. OF UNITS	FLOOR AREA	BALCONY AREA	ASPECT	LAYOUT TYPE
Apartment Type A1	Studio / 2 Per	1	41.3 sqm	3.8 sqm	Dual	Simplex
Apartment Type A2.A	3 Bed / 5 Per	1	103.4 sqm	11.0 sqm	Dual	Simplex
Apartment Type A2.B	3 Bed / 5 Per	1	103.4 sqm	10.9 sqm	Dual	Simplex
Apartment Type A2.C	3 Bed / 5 Per	1	103.4 sqm	11.2 sqm	Dual	Simplex
Apartment Type A2.D	3 Bed / 5 Per	1	103.4 sqm	11.3 sqm	Dual	Simplex
Apartment Type A2.E	3 Bed / 5 Per	1	103.4 sqm	12.0 sqm	Dual	Simplex
Apartment Type A3	2 Bed / 4 Per	4	74.7 sqm	6.0 sqm	Dual	Simplex
Apartment Type A4	1 Bed / 2 Per	1	50.8 sqm	21.0 sqm	Dual	Simplex

BLOCK B

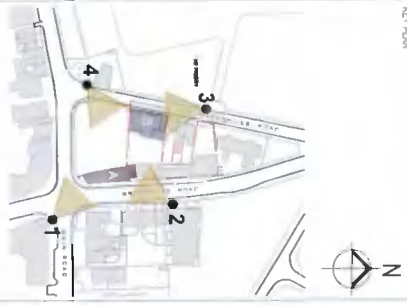
UNIT TYPE	NO. BEDROOMS / PERSONS	NO. OF UNITS	FLOOR AREA	BALCONY AREA	ASPECT	LAYOUT TYPE
Apartment Type B1	Studio / 2 Per	1	39.6 sqm	6.1 sqm	West	Simplex
Apartment Type B2	Studio / 2 Per	1	39.7 sqm	6.1 sqm	West	Simplex
Apartment Type B3	Studio / 2 Per	1	38.1 sqm	7.7 sqm	East	Simplex
Apartment Type B4	2 Bed / 4 Per	2	82.8 sqm	7.0 sqm	Dual	Simplex
Apartment Type B5	1 Bed / 2 Per	3	54.2 sqm	7.8 sqm	West	Simplex
Apartment Type B6	3 Bed / 5 Per	2	108.6 sqm	11.9 sqm	Dual	Simplex
Apartment Type B7	3 Bed / 5 Per	1	109.9 sqm	10.0 sqm	Dual	Simplex
Apartment Type B8	1 Bed / 2 Per	1	49.6 sqm	33.9 sqm	Dual	Simplex
Apartment Type B9	Studio / 2 Per	1	43.6 sqm	4.4 sqm	Dual	Simplex
Apartment Type B10	1 Bed / 2 Per	1	52.3 sqm	5.5 sqm	West	Simplex
Apartment Type B11	2 Bed / 4 Per	1	93.7 sqm	24.9 sqm	Dual	Simplex

SUMMARY	MIX (%)	TOTAL (A+B)	DUAL ASPECT SIMPLEX	73% 100%	DUAL	SINGLE	Simplex	Duplex
Studio Apartments	19%	5			19	7	26	0
1 Bedroom Apartments	23%	6						
2 Bedroom Apartments	27%	7						
3 Bedroom Apartments	31%	8						
TOTAL APARTMENTS		26						

TOTAL GROSS INTERNAL FLOOR AREA (RESIDENTIAL BLOCK A+B)	2649.7 Sqm	BLOCK B TERRACE (1st FLOOR)	41.0 Sqm
TOTAL GROSS INTERNAL FLOOR AREA (CAFÉ UNIT)	93.5 Sqm		
TOTAL GROSS BASEMENT AREA (INCLUDING CAR PARK WITH RAMP)	916.5 Sqm		
PLANTROOM AREA IN BASEMENT WITH REDUCED HEADROOM	43.5 Sqm		
PROPOSED BIN STORE	25.37 Sqm		
PROPOSED TOTAL GROSS INTERNAL AREA	3728.57 Sqm		

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KEY PLAN



1 3D VISUALIZATION - VIEW 1
7.6.2023



2 3D VISUALIZATION - VIEW 2
7.6.2023



3 3D VISUALIZATION - VIEW 3
7.6.2023



4 3D VISUALIZATION - VIEW 4
7.6.2023

REVISIONS

NO.	DATE	BY	REVISIONS

TOT ARCHITECTS

PROJECT: GREENHILLS ROAD DEVELOPMENT
 PHASE: PLANNING
 DRAWN: JAL
 CHECKED: BM
 DATE: 7/6/23
 SCALE: A1L

3D VISUALIZATIONS
 VIEWS 1-2-3-4

SHEET	NO.	TITLE
01	01	PLANNING
02	02	CONCEPTUAL SITE PLAN
03	03	CONCEPTUAL MASSING
04	04	CONCEPTUAL EXTERIOR
05	05	CONCEPTUAL INTERIOR
06	06	CONCEPTUAL LAYOUT
07	07	CONCEPTUAL SECTION
08	08	CONCEPTUAL ELEVATION
09	09	CONCEPTUAL PALETTE
10	10	CONCEPTUAL MATERIALS
11	11	CONCEPTUAL SCHEDULE