



- A. BUILDING SEPARATION**
 Building Separation requirement is not applicable as this is a Domestic development with Building height not exceeding 15m or not more than four storeys.
- B. BUILDING SET BACK**
 (REFER TO SECTION A-A OF DWG.106)
 a. Mean width of Street = 8.18 m
 b. Building Height = 11.80 m < 16.36 m (2 times street width)
 ∴ Building set back is not required under APP-152.
 (the Building is set back from the pink hatch blue area as required under Lease)
- C. SITE COVERAGE OF GREENERY**

GREENERY AREA CALCULATION (Under PNAP APP-152)

Location		Symbol	Actual Area (m ²)	Percentage (%)	Total Area (m ²)	
Site Coverage of Greenery	Primary Zone	A	30.488	100	428.330	842.640
		B	170.619			
		C	3.692			
		D	55.582			
		E	49.611			
		F	20.443			
		G	6.847			
		H	9.365			
		J	2.549			
		K	69.014			
	Green Features	L	7.635	50	17.601	
		M	2.485			
		a*	7.197			
		b*	10.137			
		6	17.867			
Other Greenery Area	2#	89.993	100	204.569		
	3#	44.211				
	5#	70.365				
	4#	192.140			192.140	

* Grasscrete
 # Greenery on slope with gradient not steeper than 45°

Required Overall Site Coverage of Greenery
 = Site Area x 20%
 = 4212 x 20% = 842.4 m²
Provided Overall Site Coverage of Greenery
 = 842.64 m² > 842.4 m² (OK)

Required Site Coverage of Greenery for Primary Zone
 = Site Area x 10%
 = 4212 x 10% = 421.2 m²
Provided Site Coverage of Greenery for Primary Zone
 = 650.5 m² > 421.2 m² (OK)

Total Area of Green Feature vs Total Site Coverage of Greenery
 = Green Feature / Total Site Coverage of Greenery x 100%
 = 17.601 / 842.64 x 100%
 = 2.089% < 30% (OK)

SCALE 1:250