

PROVISION OF SUSTAINABLE BUILDING DESIGN (SBD)

SITE AREA: 179,353.350 sq.m (ABOVE DEPOSIT SITE)
 CLASS OF SITE: C1 (ABOVE DEPOSIT SITE)
 HEIGHT OF BUILDING: $+5.5m$ (ABOVE DEPOSIT SITE)
 LEVEL ZERO: $+0.5mPD$

SBD (P/MP APP-152)

BUILDING SEPARATION

PARA 7: SITE AREA > 20,000 sq.m; MINIMUM PERMEABILITY = 20% x 33.3% AND IS > 60m

PARA 11: NOT APPLY THE BUILDING SEPARATION REQUIREMENTS TO THE EXISTING STRUCTURES (DEPOSIT PHASE I, PUBLIC TRANSPORT WITH CHANGE) AND THE PLANNED INFRASTRUCTURE (DEPOSIT PHASE II, PUBLIC TRANSPORT WITH CHANGE) AT LOW ZONE FOR THE PROPOSED DEVELOPMENT WORKS (INCLUDING THE SHOPPING CENTRE, CAR PARK AND ETC) ADJACENT TO THE EXISTING STRUCTURES AND PLANNED INFRASTRUCTURES.

BUILDING SET BACK

PARA 13: BUILDING SET BACK > 15m FROM CENTRE LINE OF THE STREET

SITE COVERAGE OF GREENERY

PARA 18: SITE AREA > 30,000sq.m; MINIMUM SITE COVERAGE OF GREENERY = 30% (MINIMUM 15% AT PEDESTRIAN ZONE)

* REFER TO THE PREVIOUS ENQUIRY SUBMISSIONS ON RD REF (15) AND (16) IN PD 2/27/2017 P/18 DATED 20 JULY 2012 AND 23 AUGUST 2012 RESPECTIVELY TO ROAD L.V. & PARTNERSHIP L.V. ARE RELEVANT.

TOTAL GREENERY PROVIDED

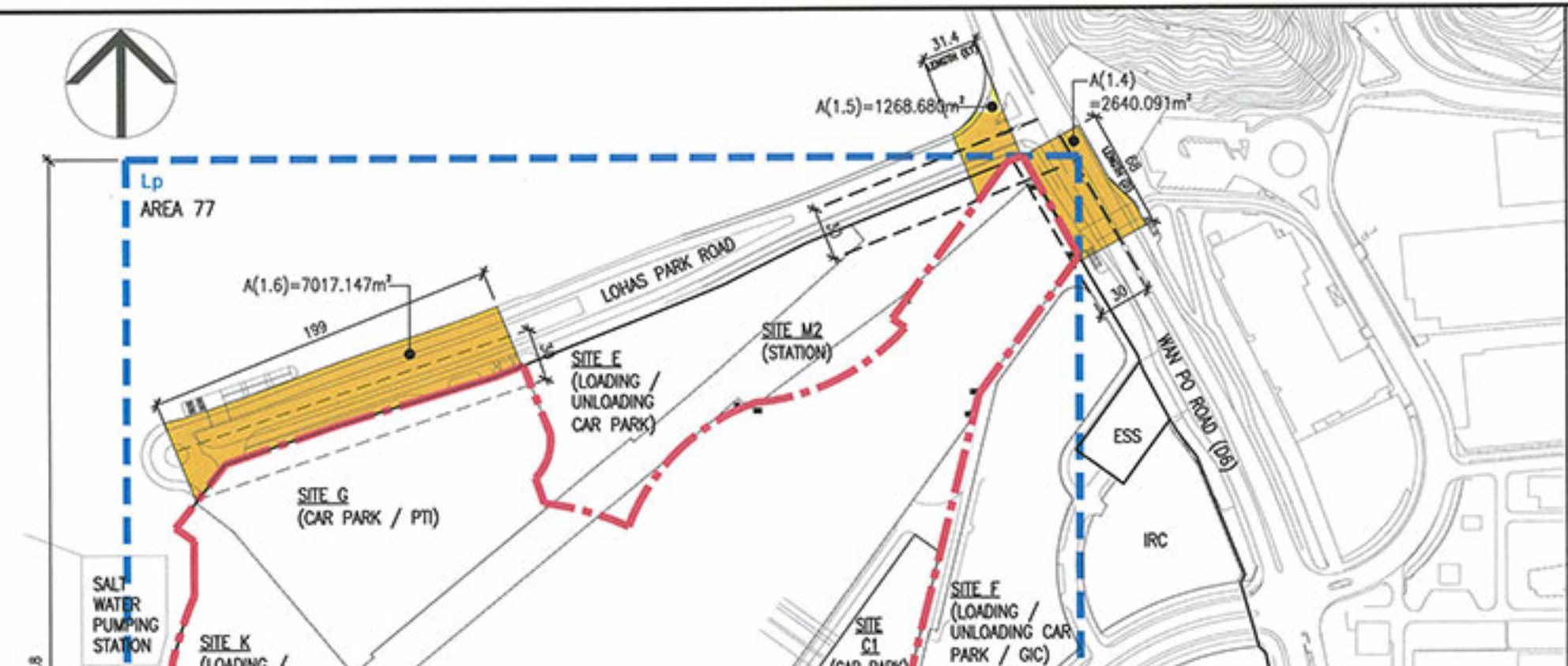
MARK	LEVEL	LANDSCAPE AREA (sq.m)	MARK	LEVEL	LANDSCAPE AREA (sq.m)	MARK	LEVEL	LANDSCAPE AREA (sq.m)	MARK	LEVEL	LANDSCAPE AREA (sq.m)	MARK	LEVEL	LANDSCAPE AREA (sq.m)	MARK	LEVEL	LANDSCAPE AREA (sq.m)
01	+0.50	360.471	01	+0.50	98.142	01	+0.50	5.247	01	+0.50	369.438	01	+0.50	478.846	01	+0.50	20.918
02	+0.50	232.550	02	+0.50	73.633	02	+0.50	57.875	02	+0.50	163.438	02	+0.50	163.438	02	+0.50	18.692
03	+0.50	199.412	03	+0.50	212.701	03	+0.50	110.615	03	+0.50	380.608	03	+0.50	80.503	03	+0.50	164.747
04	+0.50	91.600	04	+0.50	6.270	04	+0.50	46.910	04	+0.50	67.170	04	+0.50	35.581	04	+0.50	255.254
05	+0.50	127.299	05	+0.50	35.078	05	+0.50	195.766	05	+0.50	165.680	05	+0.50	165.680	05	+0.50	188.789
06	+0.50	92.545	06	+0.50	—	06	+0.50	892.763	06	+0.50	27.208	06	+0.50	137.189	06	+0.50	345.500
07	+0.50	154.439	07	+0.50	—	07	+0.50	12.674	07	+0.50	37.310	07	+0.50	54.836	07	+0.50	169.749
08	+0.50	198.753	08	+0.50	25.800	08	+0.50	292.893	08	+0.50	91.792	08	+0.50	141.279	08	+0.50	81.706
09	+0.50	32.644	09	+0.50	166.407	09	+0.50	99.510	09	+0.50	50.960	09	+0.50	94.533	09	+0.50	609.794
10	+0.50	53.996	10	+0.50	—	10	+0.50	47.509	10	+0.50	—	10	+0.50	—	10	+0.50	214.983
11	+0.50	256.312	11	+0.50	—	11	+0.50	136.424	11	+0.50	—	11	+0.50	—	11	+0.50	61.305
12	+0.50	17.986	12	+0.50	134.024	12	+0.50	137.497	12	+0.50	—	12	+0.50	—	12	+0.50	14.005
13	+0.50	—	13	+0.50	—	13	+0.50	—	13	+0.50	—	13	+0.50	—	13	+0.50	195.098
14	+0.50	—	14	+0.50	—	14	+0.50	—	14	+0.50	—	14	+0.50	—	14	+0.50	187.993
15	+0.50	—	15	+0.50	—	15	+0.50	—	15	+0.50	—	15	+0.50	—	15	+0.50	25.745
16	+0.50	—	16	+0.50	—	16	+0.50	—	16	+0.50	—	16	+0.50	—	16	+0.50	37.278

TOTAL OF LANDSCAPE AREA WITHIN SITE C1 SBD BOUNDARY = 15819.025 sq.m.
 TOTAL OF LANDSCAPE AREA WITHIN SITE C1 LEASE BOUNDARY = 14774.84 sq.m. (EXCLUDE G81, G82, G86, G89, G91, G97, G101, G102, V011, V012)

COVERED GREENERY AREA

MARK	LEVEL	COVERED GREENERY AREA (sq.m)	MARK	LEVEL	COVERED GREENERY AREA (sq.m)
01	+0.50	66.792	01	+0.50	14.553
02	+0.50	38.557	02	+0.50	276.850
03	+0.50	19.150	03	+0.50	—
04	+0.50	11.228	04	+0.50	44.964
05	+0.50	—	05	+0.50	29.194
06	+0.50	—	06	+0.50	54.468
07	+0.50	—	07	+0.50	—
08	+0.50	—	08	+0.50	—
09	+0.50	—	09	+0.50	—
10	+0.50	—	10	+0.50	—
11	+0.50	—	11	+0.50	—
12	+0.50	—	12	+0.50	—
13	+0.50	—	13	+0.50	—
14	+0.50	—	14	+0.50	—
15	+0.50	—	15	+0.50	—
16	+0.50	—	16	+0.50	—
17	+0.50	—	17	+0.50	—
18	+0.50	—	18	+0.50	—
19	+0.50	—	19	+0.50	—
20	+0.50	—	20	+0.50	—
21	+0.50	—	21	+0.50	—
22	+0.50	—	22	+0.50	—
23	+0.50	—	23	+0.50	—
24	+0.50	—	24	+0.50	—
25	+0.50	—	25	+0.50	—
26	+0.50	—	26	+0.50	—
27	+0.50	—	27	+0.50	—
28	+0.50	—	28	+0.50	—
29	+0.50	—	29	+0.50	—
30	+0.50	—	30	+0.50	—
31	+0.50	—	31	+0.50	—
32	+0.50	—	32	+0.50	—
33	+0.50	—	33	+0.50	—
34	+0.50	—	34	+0.50	—
35	+0.50	—	35	+0.50	—
36	+0.50	—	36	+0.50	—
37	+0.50	—	37	+0.50	—
38	+0.50	—	38	+0.50	—
39	+0.50	—	39	+0.50	—
40	+0.50	—	40	+0.50	—
41	+0.50	—	41	+0.50	—
42	+0.50	—	42	+0.50	—
43	+0.50	—	43	+0.50	—
44	+0.50	—	44	+0.50	—
45	+0.50	—	45	+0.50	—
46	+0.50	—	46	+0.50	—
47	+0.50	—	47	+0.50	—
48	+0.50	—	48	+0.50	—
49	+0.50	—	49	+0.50	—
50	+0.50	—	50	+0.50	—
51	+0.50	—	51	+0.50	—
52	+0.50	—	52	+0.50	—
53	+0.50	—	53	+0.50	—
54	+0.50	—	54	+0.50	—
55	+0.50	—	55	+0.50	—
56	+0.50	—	56	+0.50	—
57	+0.50	—	57	+0.50	—
58	+0.50	—	58	+0.50	—
59	+0.50	—	59	+0.50	—
60	+0.50	—	60	+0.50	—
61	+0.50	—	61	+0.50	—
62	+0.50	—	62	+0.50	—
63	+0.50	—	63	+0.50	—
64	+0.50	—	64	+0.50	—
65	+0.50	—	65	+0.50	—
66	+0.50	—	66	+0.50	—
67	+0.50	—	67	+0.50	—
68	+0.50	—	68	+0.50	—
69	+0.50	—	69	+0.50	—
70	+0.50	—	70	+0.50	—
71	+0.50	—	71	+0.50	—
72	+0.50	—	72	+0.50	—
73	+0.50	—	73	+0.50	—
74	+0.50	—	74	+0.50	—
75	+0.50	—	75	+0.50	—
76	+0.50	—	76	+0.50	—
77	+0.50	—	77	+0.50	—
78	+0.50	—	78	+0.50	—
79	+0.50	—	79	+0.50	—
80	+0.50	—	80	+0.50	—
81	+0.50	—	81	+0.50	—
82	+0.50	—	82	+0.50	—
83	+0.50	—	83	+0.50	—
84	+0.50	—	84	+0.50	—
85	+0.50	—	85	+0.50	—
86	+0.50	—	86	+0.50	—
87	+0.50	—	87	+0.50	—
88	+0.50	—	88	+0.50	—
89	+0.50	—	89	+0.50	—
90	+0.50	—	90	+0.50	—
91	+0.50	—	91	+0.50	—
92	+0.50	—	92	+0.50	—
93	+0.50	—	93	+0.50	—
94	+0.50	—	94	+0.50	—
95	+0.50	—	95	+0.50	—
96	+0.50	—	96	+0.50	—
97	+0.50	—	97	+0.50	—
98	+0.50	—	98	+0.50	—
99	+0.50	—	99	+0.50	—
100	+0.50	—	100	+0.50	—

TOTAL COVERED GREENERY AREA = 617.7 sq.m. (G107 + G108) = 60.935 sq.m. / 2 = 30.468 sq.m.
 TOTAL GREENERY (UNDER LEASE) = 1472.0 sq.m. + 36.333 sq.m. + 34.468 sq.m. = 1542.801 sq.m.
 TOTAL GREENERY (UNDER LEASE) = 1542.801 sq.m. / 2 = 771.401 sq.m.



SOIL DEPTH AND DRAINAGE PROVISION FOR PLANTS AREAS

All landscape area will be designed with adequate soil depth (i.e. min. 1200mm soil depth excluding drainage layer for any tree planting, 600mm for shrub planting, 300mm for grass/groundcovers and tree pit of 1000mm by 1000mm with 1200mm soil depth excluding drainage layer for tree planting) and drainage for all planted areas with provision of adequate source of water supply. Close bottom planters will have proper adequate subsoil drainage outlets.

HARDSCAPE MATERIALS

Hardscape material will be chosen to complement the building finishes, provide variety, aesthetic appeal, functional for the landscape design. Tactile paving for the visually impaired will also be adopted in suitable areas.

Outdoor paving materials and wall finishes of high quality granite and homogeneous tile, suitable for heavy pedestrian traffic will be chosen. They must also require minimal maintenance and be suitable for outdoor use.

Feature paving will be provided at main entrances to aid way-finding. Different textures and color tones of the granite or homogeneous tile, including hammered, rippled and brush finishes, can provide different paving patterns and help differentiate different functional zones.

Water features will be in natural, polished granite to reflect light and enhance water movement.

Area	Material
Driveway	Natural granite with various finishes, AGT.
Footpaths / paved areas	Natural granite with various finishes, homogeneous tiles, epoxy aggregates
Play Area	Safety Matting
Feature walls / Planter walls	Natural granite
Water Features	Natural granite, polished finish, river pebbles or stone
Timber decks	Treated timber

PLANTING MATERIALS

The planting design aims to create a lush open green area with seasonal interests, rich color and textural contrast. Planting species chosen should be hardy and require low future maintenance. A varied planting palette is prepared to provide seasonal interest. Native species will be incorporated for ecological benefit. Program species will also be incorporated near to pathways or near seating areas.

Colorful shrubs and groundcovers will be planted in color specific groupings for a vibrant under-storey planting under trees.

Plant species should also be selected for their suitability to the climatic zone, likely atmospheric pollution of the area and natural design requirements.

For locations near heavy airways or driveways, pollution

