

**1706G-OMP-XX-XX-SA-A-0004 - OPEN SPACE SCHEDULE**

30.01.2026

**Communal and public open space requirement**

Application area	45,631 sq.m.	4.56 Ha
Development Site Area	39,917 sq.m.	3.99 Ha
Net Site Area <b>A</b> (all relevant areas are excluded)	35,141 sq.m.	3.51 Ha
Net Site Area <b>B</b> (F-zoned lands included)	37,163 sq.m.	3.71 Ha

**Communal open space requirement calculation**

Rate per unit calculation

Apartment type	No.	Rate in sq.m.	Area provided
Studio	8	4	32 sq.m.
1 bed	164	5	820 sq.m.
2 bed (3P)	10	6	60 sq.m.
2 bed (4P)	149	7	1043 sq.m.
3 bed	83	9	747 sq.m.
	414		

Communal open space required: **2702** sq.m.  
7.7% of net site area

**Breakdown of communal open space provided on site**

A	Terraced garden B2-B3	454 sq.m.
B	Terraced garden B1-B2	275 sq.m.
C	Garden C1	313 sq.m.
D	Garden A1	121 sq.m.
E	Terrace / Plaza C3	298 sq.m.
F	Entrance gardens B3-B4	621 sq.m.
G	Entrance gardens south B4	699 sq.m.
H	Roof terrace B2	155 sq.m.
I	Roof terrace B3	155 sq.m.
J	Roof terrace D1	529 sq.m.

Total communal open space **3620** sq.m. provided  
10.30% of net site area

COS at ground level	2781	76.8%
COS at roof level	839	23.2%
	3620	100%

**Public open space requirement calculation**

Institutional open space designation - requires provision of 25% public open space

Public open space required : **8785.25** sq.m.  
25% of net site area

**Breakdown of open space areas provided on site**

Public Open Space	
Parkland (central space)	3680 sq.m.
Garden link	636 sq.m.
Tree belt	1497 sq.m.
Woodland park * including F-zoned lands	5425 sq.m.
	<b>11238</b> sq.m. provided

\* Woodland park comprises 2,022 sqm of F-zoned lands.  
Woodland park excluding F-zoned lands 3403 sqm

**Public Open Space calculation**

Net site area <b>A</b>	35141 sqm	net site area with all relevant areas excluded
P.O.S. required	8785 sqm	25% of net site area
P.O.S. provided	9216 sqm	26.23% of net site area
Net site area <b>B</b>	37163 sqm	net site area when F-zoned lands are included
P.O.S. required	9291 sqm	25% of net site area when F-zoned lands are included
P.O.S. provided	11238 sqm	30.24% of site area when F-zoned lands are included