

**Appendix 1: Previous Approved Planning Application No. A/YL-
MP/344**

adverse impact on the ecological aspects, no adverse impact to the surrounding road networks, adequate transport facilities, drainage and sewerage, environmental aspects on noise, air, and water quality, with mitigation measures where relevant.

Table S1: Indicative Development Parameters

Application Site Area (Approx.)	207, 408m²
Areas of the Site (Approx.)	
Wetland	47,400m ²
Communal Open Space	12,221m ²
Communal Landscape and Communal Perimeter Landscape	16,202m ²
Communal Streetside Landscape	2,623m ²
Communal Water Body	717m ²
Private Garden	49,827m ²
Domestic Buildings and Clubhouse	42,658m ²
Internal Road/Driveway	35,760m ²
Domestic Components	
Plot Ratio	0.4
Maximum Domestic GFA (Approx.)	82,963m ²
Site Coverage (not more than)	25%
Total Number of Units	789
2-storey houses	749
3-storey houses	40
Average Unit Size (Approx.)	105.2m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²
Building Height	
2-storey houses	9m or 16.8mPD
3-storey houses	13.5m or 21.3mPD
Clubhouse (2-storey)	17mPD
Car Parking Provisions	
Residential	1,578
Visitors' (including 1 for disabled)	5
Motorcycle Parking Space	37
Loading / Unloading Bay	1
Trees	
Perimeter Trees	375
New Trees (excluding perimeter trees, but including trees on pavement)	825
Total No. of Trees	1,200

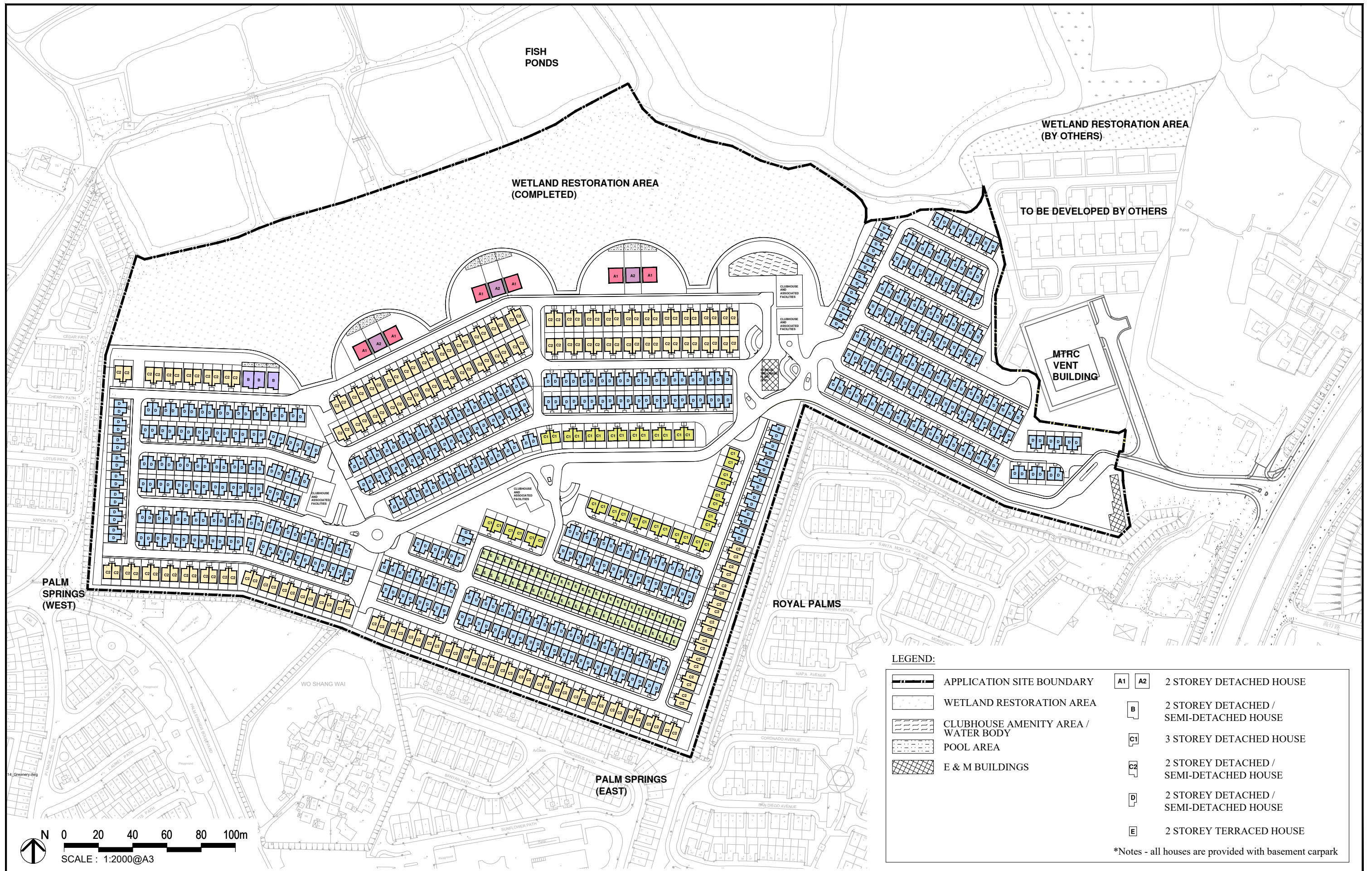


Figure 3: Revised Master Layout Plan in this Amendment Application