

Details of Land Parcel at Gibraltar Crescent

Location	Gibraltar Crescent
Site Area	Plot 1: 26,350.7 m ² Plot 2: 1,756.3 m ²
Land Use Zoning	Residential
Maximum Gross Floor Area (GFA)	<p>The maximum permissible GFA shall be:</p> <p>(a) the resultant of the building envelope of the 10 existing buildings (approximately 9,170 m²); and</p> <p>(b) a total of 900 m² GFA for extensions to the 10 existing buildings and/or new erections.</p> <p><u>At least 60%</u> of the maximum permissible GFA for the development is to be for <u>Residential use</u> (excluding serviced apartments and hostel).</p> <p>The remaining 40% of the GFA can be developed for any one or more of the following uses:</p> <ul style="list-style-type: none"> a) Residential use (excluding serviced apartments and hostel); b) Health and medical care use including a nursing home and/or centre-based aged care services; c) Shop and restaurant (including any outdoor refreshment area) uses of up to 200 m²; and/or d) Other ancillary Institutional uses and/or compatible uses (excluding funeral parlour) of such type(s) as may be approved by the Competent Authority under the Planning Act (Cap. 232).
Maximum Building Height	Height of new building(s) should not exceed that of existing bungalows.
Land and Strata Subdivision	No
Lease Period	30 years