

Details of Land Parcel at Parry Avenue

Location	Parry Avenue
Site Area	12,912.1 m ²
Land use/Zoning	Residential
Type of Proposed Housing Development	<p>Assisted living development i.e. a residential development that caters to seniors including those needing assistance with Activities of Daily Living.</p> <p>All residents residing within the subject development must fulfil a minimum stay duration of 3 months.</p>
Allowable Housing Form	Flats or a combination of flats and landed houses
Average unit size	The self-contained units with attached bathrooms in the development are to achieve an average unit size of at least 32 m ² (nett) ^[1] .
Maximum Gross Floor Area (GFA)	<p>Maximum GFA: 18,077 m² Minimum GFA: 16,270 m²</p> <ul style="list-style-type: none"> • At least 60% of the maximum permissible GFA shall be for assisted living use including individual assisted living units and communal spaces. • At least 20% of the maximum permissible GFA shall be for Health and Medical Care (H&MC) use, which includes the mandatory provision of at least 100 nursing home beds.
Universal Design	<p>The development shall meet the following design requirements:</p> <ol style="list-style-type: none"> i) Compliance with BCA's Barrier-Free Accessibility Code; ii) Ensure a minimum 1.8m corridor width to allow 2 wheelchairs to pass; iii) Level differences within the same level are to be minimised, and where level differences cannot be avoided, ramps are to be provided; and iv) Accesses to residential units should have some form of weather protection.
Building Height	Maximum 5 storeys, subject to prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act.
Land and Strata Subdivision	Not allowed
Lease Period	60 years

^[1] Nett area refers to the internal area excluding balconies and air conditioner ledges.