3.4. Plot Workability

Prior to any master plan submission, a self check must be undertaken to ensure that plots are workable and can functionally accommodate proposed development. This plot workability test (Refer to table 3.1) focuses on checking if the proposed GFAs can be accommodated in the building envelopes and if the required number of parking spaces is achievable within the space allocated for parking.

The land use budget sheet is set up to allow for a high-level self check to be conducted by any end user. When submitted to DDA, this plot workability check will also be undertaken by the designated reviewer in DDA.

Building Envelope Test

DDA will, by using the GFA from the land use budget sheet and the number of floors, establish if the proposed development will fit within the plot boundaries. The land use budget sheet accordingly establishes if the total GFA, divided by the footprint area, results in a number higher or lower than the communicated number of floors.

Parking Provision Test

DDA will, by using the proposed number of parking spaces from the land use budget sheet and the identified number of floors, establish if there is sufficient space to fit the requirements. The land use budget sheet accordingly establishes if the number of proposed spaces, multiplied by 45sq.m.*, is less than the total number of area identified for parking.

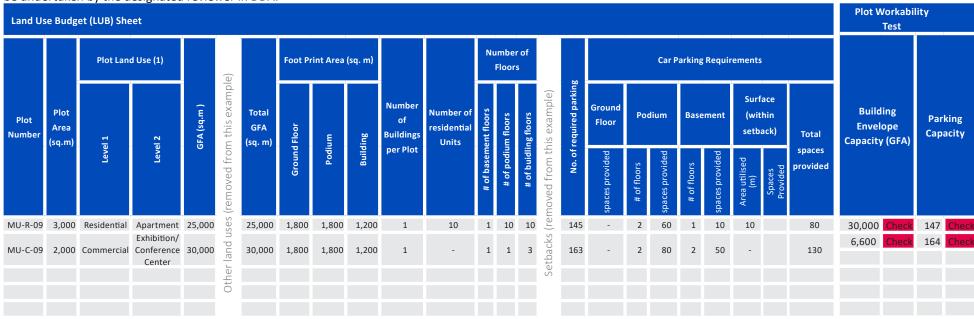Any resulting concerns may result in rejection of the submitted plan.

Land Use Budget (LUB) Sheet																										Plot Workability Test		
		Plot Land Use (1)				Foot Print Area (sq. m)						Number of Floors					Car Parking Requirements											
Plot Number	Plot Area (sq.m)	Level 1	Level 2	GFA (sq.m)	Other land uses (removed from this example)	Total GFA (sq. m)	Ground Floor	Podium	Building	Number of Buildings per Plot	Number of residential Units	# of basement floors	# of podium floors	# of buildling floors	Setbacks (removed from this example)	No. of required parking	Ground Floor spaces provided	Podium # of floors	Podium spaces provided	Basement # of floors	Basement spaces provided	Surface (within setback) Area utilised (m)	Surface (within setback) Spaces Provided	Total spaces provided	Building Envelope Capacity (GFA)		Parking Capacity	
MU-R-09	3,000	Residential	Apartment	25,000		25,000	1,800	1,800	1,200	1	10	1	10	10		145	-	2	60	1	10	10		80	30,000	Check	147	Check
MU-C-09	2,000	Commercial	Exhibition/ Conference Center	30,000		30,000	1,800	1,800	1,200	1	-	1	1	3		163	-	2	80	2	50	-		130	6,600	Check	164	Check

Table 3.1: Plot workability test example

* This is an average area assumption per parking space for structured parking including circulation. This number might increase depending on plot size and shape. The Consultant may propose an increase to this assumption for their specific project.