APPENDIX 1-1

Form DC/SDI

Development Control Group
Urban Redevelopment Authority
45 Maxwell Road #11-00
Singapore 069118
Tel: 6223 4811

URBAN REDEVELOPMENT AUTHORITY

PROPOSAL FOR CONSIDERATION UNDER THE STRATEGIC DEVELOPMENT INCENTIVE (SDI) SCHEME

Please specify the planning parameter(s)# to be considered:

…….
…….
…….
…….

PART I PARTICULARS OF DEVELOPMENT

1 Description of proposal

Please see the explanatory notes on the submission of outline application for URA's deliberation.

* To delete where not appropriate.

PART II GROUNDS FOR REQUEST FOR DEVIATION FROM PLANNING PARAMETER(S)

A separate detailed write-up is to be provided for every request. Please see Para 4 of the explanatory note for guidelines on preparing the grounds for request.

PART III SUSTAINABILTY STATEMENT (new)

A separate detailed write-up is to be provided. Please see Para 5 of the explanatory note for guidelines on preparing the Sustainability Statement.

PART IV DECLARATION BY THE APPLICANT(S)

I/We certify that the particulars given above are true and correct.

Name of Applicant(s)	Signature of Applicant(s)	Date

CHECKLIST OF ITEMS SUBMITTED			
S/N	**Item**	**Yes**	**No**
1	Form DC/SDI duly completed and signed by the applicant(s).		
2	1 set of plans in 'A" series *(See Para 3 of the explanatory notes)*		
3	a) A 3D digital massing textured model of the subject development, in any of the following formats: .max, .3ds, .skp, or .fbx. *(See Para 3 of the explanatory notes)*		
	b) The digital massing model shows the proposed building in relation to the surrounding developments.		
4	1 hardcopy and digital format of the Proposal Report *(See Para 3 of the explanatory notes)*		
5	Other supporting documents, materials and/or relevant information *(See Para 3 of the explanatory notes)*		
6	Detailed write-up outlining grounds of request for deviation from planning parameter(s) *(See Para 4 of the explanatory notes)*		
7	Sustainability statement considering the feasibility of adaptive reuse and the trade-offs between different development scenarios (*See Para 5 of explanatory notes*) **(new)**		
8	Letter of support from championing ministries and / or agencies (*if applicable, see Appendix 1-3*)		

Notes:

1. *Please tick <u>every</u> item in the appropriate column and do not leave any columns blank.*

2. *If URA deems that the materials / information provided are incomplete or if it requires additional information / materials, the proposal may be returned. If so, evaluation of the request will proceed only upon receipt of the requisite materials / information.*

EXPLANATORY NOTES TO FORM DC/SDI

1 What May be Considered under the SDI Scheme

The following planning parameters can be considered:

a) Gross plot ratio/ gross floor area
b) Land use and use quantum
c) Building Height

2 When to Submit a Proposal

A submission shall be made as an application for Outline Permission.

3 How to Submit a Proposal

a) Your application must be made on the prescribed form. The forms are available for download from the URA website.

b) The form must be accompanied by a separate detailed write-up on the planning principles, objectives and grounds for the proposed deviation from planning parameter(s). Failure to provide all the requisite materials / information will render your application incomplete and therefore will not be accepted for consideration. Please refer to Para 4 for guidelines on preparing the grounds for request for deviation from planning parameter(s).

c) The submission must include a Sustainability Statement considering the feasibility of adaptive reuse and the trade-offs between different development scenarios. Please refer to Para 5 for explanatory notes) **(new)**

d) The submission must be accompanied by a set of plans that include the following:

i) Site plan, floor plans, sections and elevations;
ii) 1st storey plan (including such information as platform & levels, landscaping, pedestrian and road network) of the subject development in the context of the immediate adjacent developments;
iii) Architectural perspectives; and
iv) Details and finishes of key building elements.

Additional sets of plans may be required.

d) The key information used to support the proposal should be summarised into a proposal report. One hardcopy and a digital format of the proposal report shall be submitted. The report may include (but is not limited to) the following information: site analysis, sketches, photographs, diagrams, key drawings, and reference projects. Other materials, comprising materials, documents or information, e.g. detailed digital models, survey plans, sketches, photographs, special studies done by consultants etc. that you deem will help illustrate and support your case, may also be provided. The proposal report shall not exceed 50 pages, inclusive of appendices, attached drawings and plans.

e) A digital textured model in any of the formats as stated below is required to be submitted to show the proposed development in relation to the adjacent sites and surrounding context. The digital model is to be accurately geo-referenced (to SVY21) and the files for the model should be in any of the following formats - .max, .3ds, .skp, .dwg, .dxf, .fbx or BIM format. In addition, URA may require, at its discretion, the applicant to provide additional materials such as larger scaled physical models, or material sample boards, if these are necessary for its evaluation of the proposal.

f) The submission of the digital massing model, together with the hardcopy and digital format of the proposal report, shall be made within 2 days from the date of the submission. URA will liaise with the applicant on the necessary arrangements for the submission of the physical model, if provided. All other requisite materials and information shall be submitted as part of the submission.

4 Guidelines On Preparing The Grounds For Request For Deviation from Planning Parameter(s)

Your detailed write-up should include information on the following:

a) Background & issue

The background of the case and the specific deviations from the planning parameter(s) and guidelines.

b) Description of site, proposed development & surrounding sites

i) The existing/ proposed land use, GPR, GFA, building height etc.
ii) The context of the subject development vis-à-vis the surrounding developments
iii) Any site constraints/ peculiarities relevant to the subject site

c) Planning principles, objectives & grounds for request for deviation from planning parameter(s)

The write-up should address the reasons why deviation from the current planning parameter(s) should be considered for the proposal and include information on the following:

Urban Design and Architectural Design Concept

i Description of the key urban design and architectural concepts, and how this helps to define the site as a distinctive destination in relation to the surrounding developments, pedestrian network, and the public realm.

Environmental Improvement/ Community Contribution

ii Description of the quality of proposed public spaces;
iii Description of the measures to encourage the use of public transport and to discourage private car use, including supporting data and information;
iv Enhancement of pedestrian networks and promotion of active mobility;
v Description of public and/or cultural facilities (e.g. events and performance art venues, childcare facilities, and community services, etc.);
vi Conservation of heritage buildings and structures, where applicable;
vii Retrofit and adaptive re-use of existing buildings, where applicable;
viii Enhancement to public infrastructure; and
ix Outline contributions to environmental sustainability;

Use Mix
x Description and breakdown of mix of uses;
xi Description of product concepts and experience offered to end-users;
xii Projected patronage distributed by local and foreign visitor targets (if applicable);
xiii Creation of new job opportunities (if applicable).

d) Conclusion

Please summarise the key issues for URA's consideration.

5 Guidelines on preparing a Sustainability Statement

Your detailed write-up should demonstrate the decision-making process undertaken to arrive at a particular development decision. It should include considerations such as:

a) Assessment of existing building and feasibility for adaptive reuse

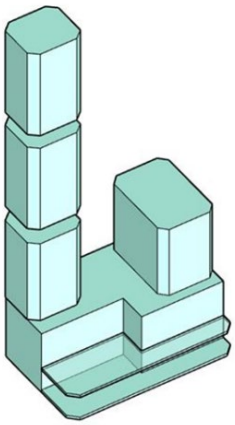
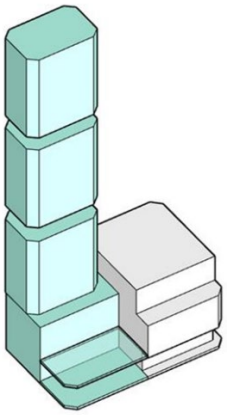
This should include relevant plans, sketches, models etc to outline key information that includes:

i) Site context
ii) Characteristics of existing building(s) such as building age, typology, spatial quality (e.g. continuous floor area, floor-to-floor height), prominent architectural or heritage features (if any)
iii) Condition of existing building(s) (e.g. structure, M&E provisions etc)
iv) Any site constraints / peculiarities relevant to the subject site
v) Assessment of feasibility to retain whole or part of the existing building for adaptive re-use and reuse / recovery of demolished materials.

b) Considerations and trade-offs for adopting proposed development approach

This section should outline considerations and trade-offs between at least two different development scenarios. If complete demolition and rebuild is proposed, consideration should be given to an alternative scenario that includes at least partial retention of the existing building.

i) Describe and explain with relevant plans, sketches, models the extent of demolition / retention in the proposed scheme (e.g. proportion of GFA demolished as a % of existing GFA) compared to an alternative scheme.

Scenario 1	Scenario 2
Complete demolition and rebuild (proposed)	*Partial demolition and adaptive reuse of remaining portion of building (alternative option)*
	
Legend Portion of building redeveloped Portion of building retained	

ii) Explain desired project outcomes and trade-offs in terms of
- Project viability
- Ability to meet project brief (e.g. proposed use mix, quantum, user requirements etc)
- Achieving sustainability outcomes
- Ability to achieve transformative outcomes to meet SDI objectives (e.g. pedestrian connections, public space contribution etc)

iii) If a Whole Lifecycle Carbon assessment (or equivalent) was undertaken as part of the considerations for the proposed development approach, it should be included as part of the Sustainability Statement.

iv) If adaptive reuse is assessed as not viable, the Sustainability Statement should include whether any consideration was given towards reducing the development's embodied carbon (e.g. recycling or reusing demolished building components).