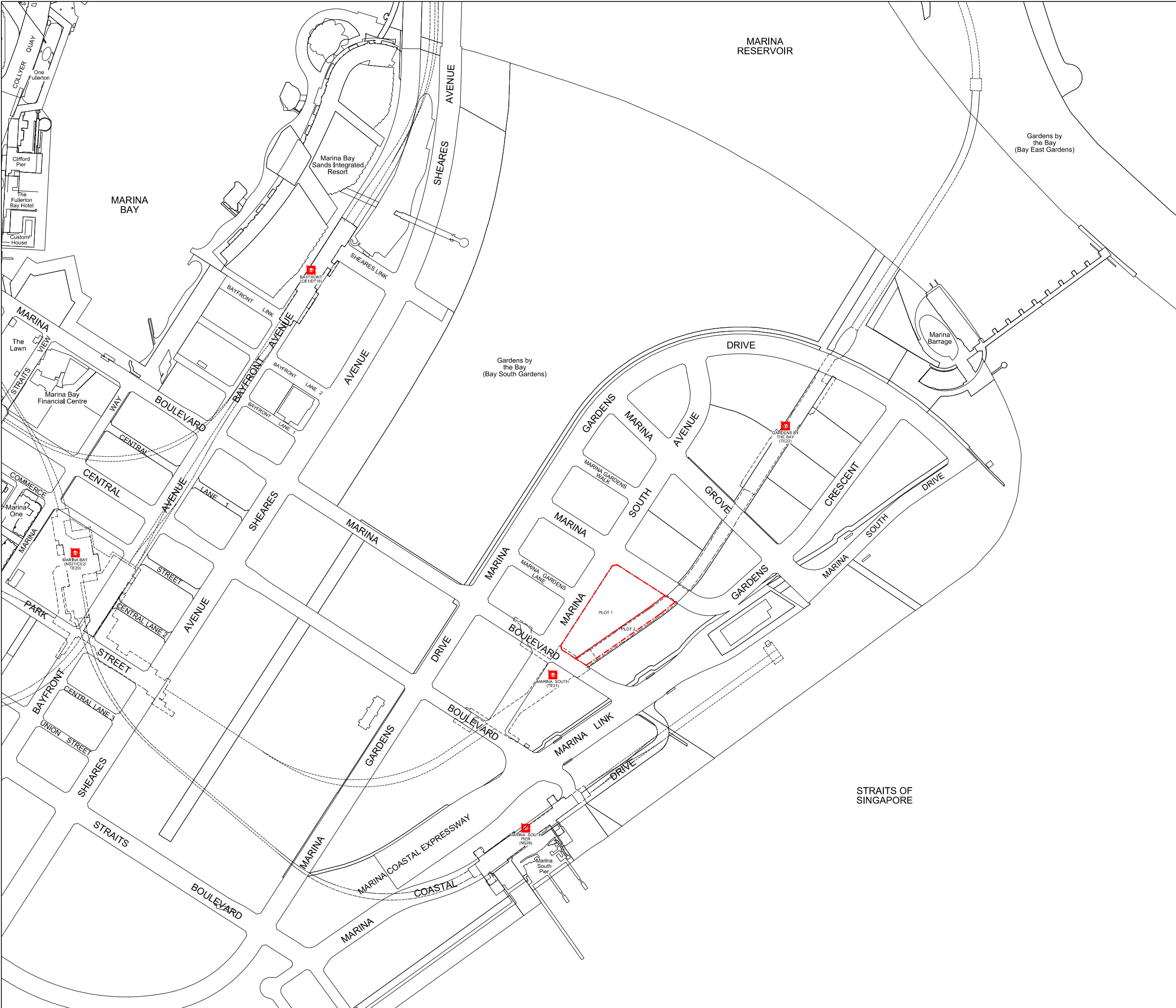




DEVELOPMENT AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

LOCATION PLAN

LEGEND

 Boundary Line

NOTES:

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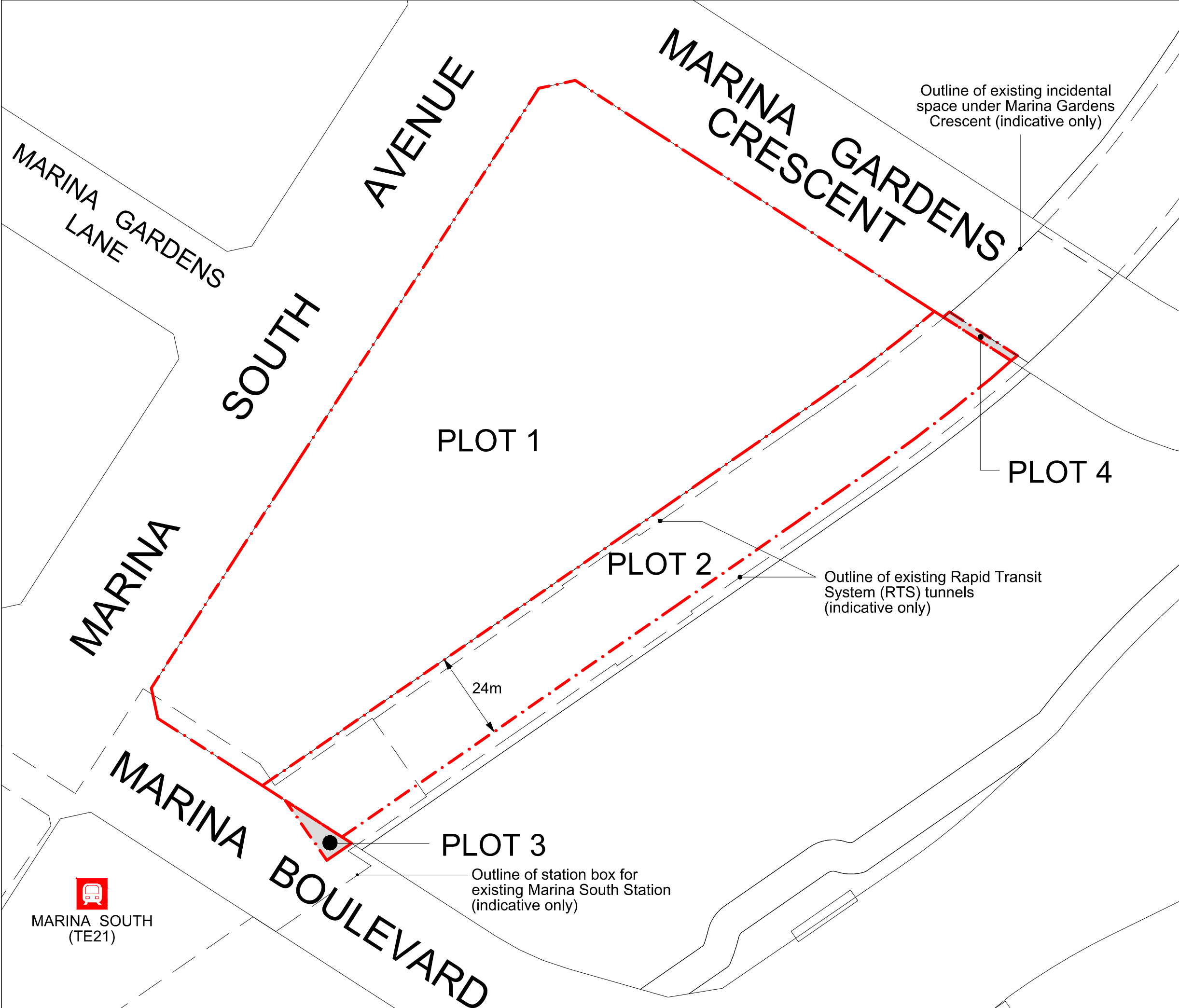
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DEVELOPMENT

AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

LAND PARCEL PLAN

LEGEND

- Boundary Line
- Plot 3 and Plot 4 (Subterranean Strata)

Land Parcel	Area (sqm)
Plot 1	17,319.2
Plot 2	5,410.5
Plot 3	82.7 (Subject to Cadastral Survey)
Plot 4	46.5 (Subject to Cadastral Survey)

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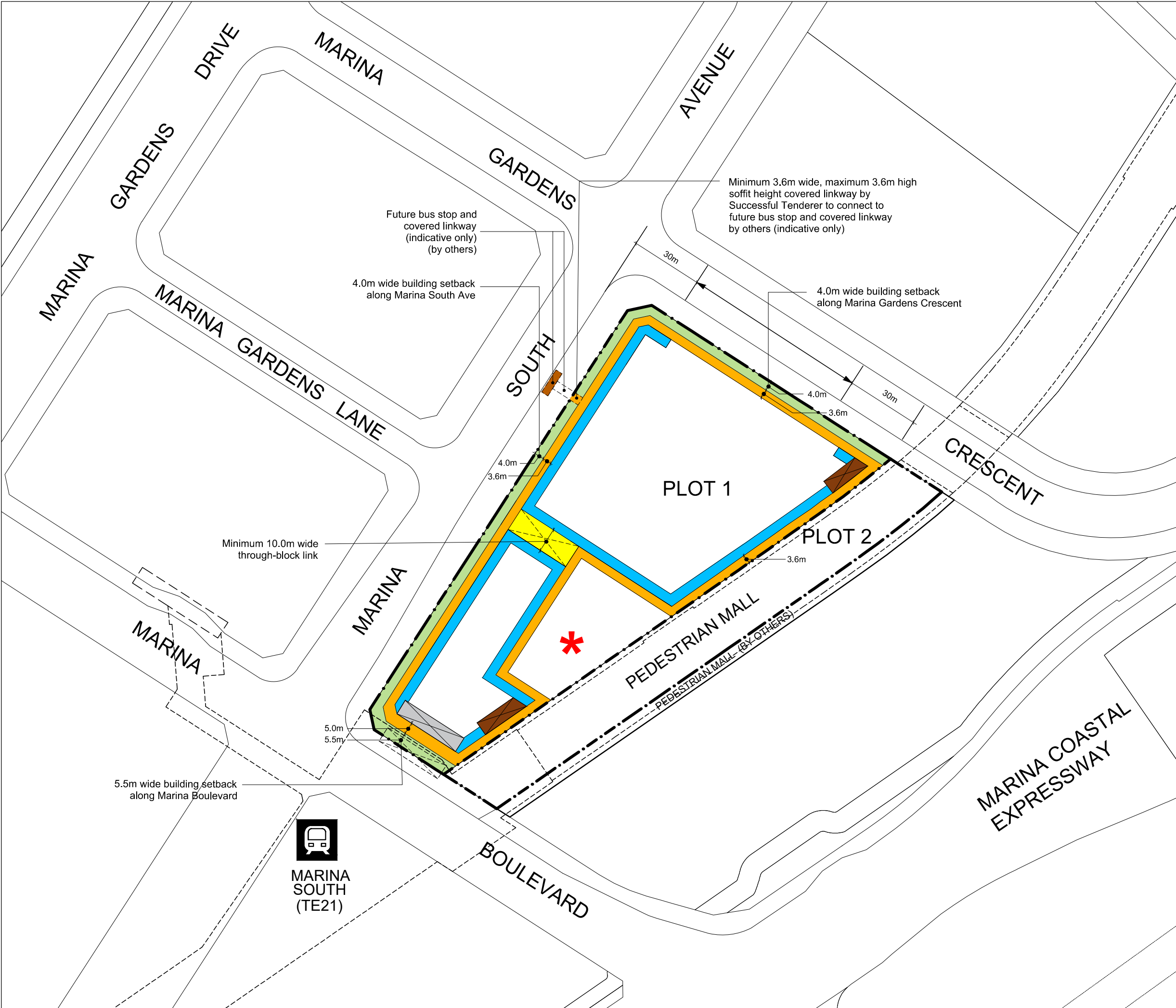
SCALE : 1 : 1000

0m 10m 25m 40m

2
12

URBAN REDEVELOPMENT AUTHORITY

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DEVELOPMENT

AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

CONTROL PLAN

LEGEND

Boundary Line

COVERED WALKWAY

Minimum 5.0 wide, maximum 5.0m soffit height fronting Marina Boulevard
Minimum 3.6m wide, maximum 3.6m soffit height fronting Marina South Avenue, Marina Gardens Crescent and Pedestrian Mall

BUILDING SETBACK

5.5m Open landscaped walkway along Marina Boulevard
4.0m Building setback for Neighbourhood Street along Marina South Avenue
4.0m Building setback along Marina Gardens Crescent

Activity Generating Uses to be provided at the 1st storey of the development fronting: Marina South Avenue
Pedestrian Mall
Privately Owned Public Space

Vertical Pedestrian Circulation Point between 1st storey and Underground Pedestrian Link (indicative only)

Proposed vehicular ingress/ egress allowed along this stretch

Existing MRT structures, including ventilation shafts and fire escape staircase, to be relocated and integrated with the development by Successful Tenderer (indicative only)

Relocated MRT structures, including ventilation shafts and fire escape staircase, to be integrated with the development by Successful Tenderer (indicative only)

Privately Owned Public Space (POPS) (indicative only)

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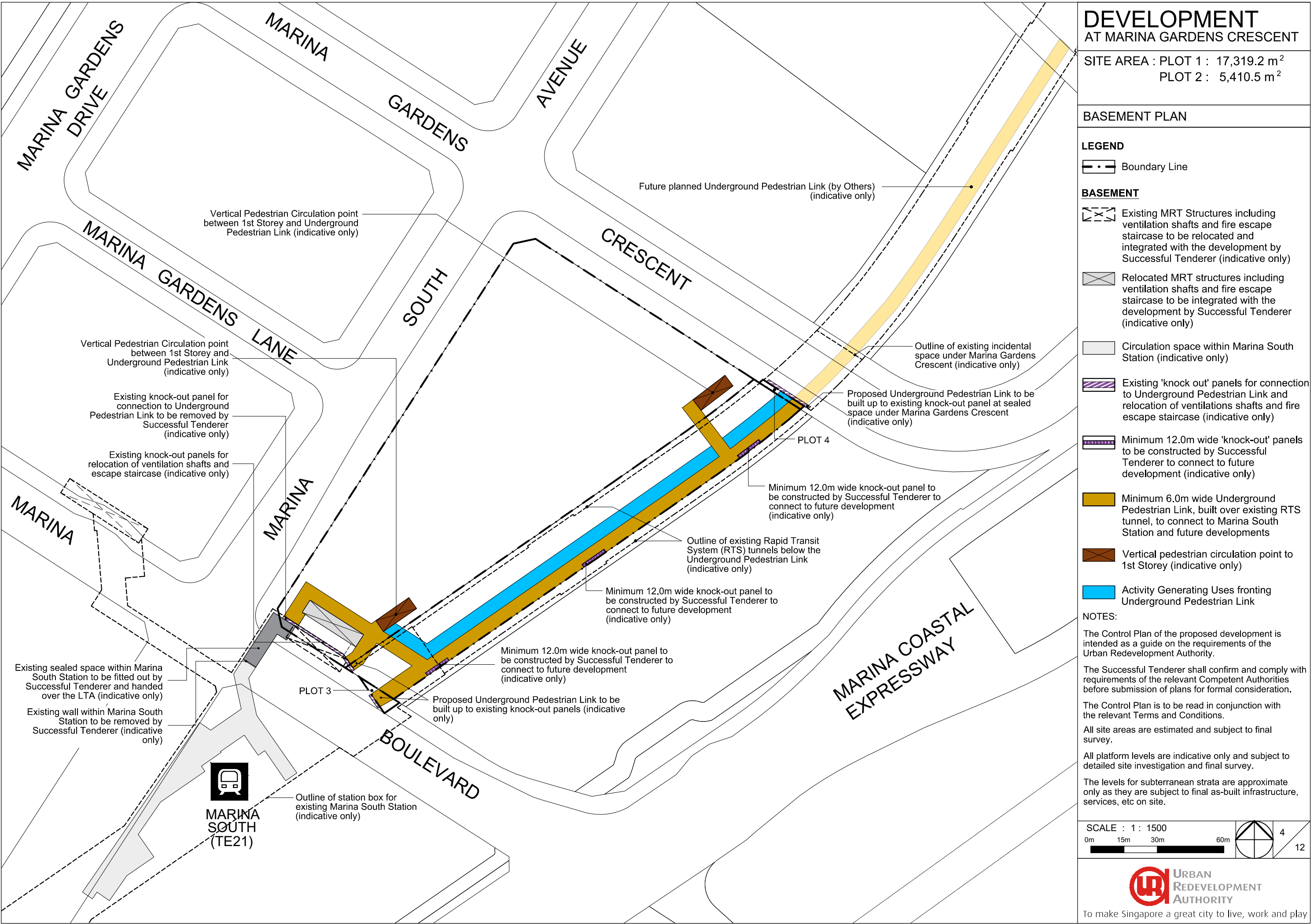
SCALE : 1 : 1500

0m15m30m60m

312

URBAN REDEVELOPMENT AUTHORITY

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SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

LEGEND

 Boundary Line

 Low-Rise Zone
Maximum 4 Storeys



Mid-Rise Zone
Maximum 73.5m SHD

 Mid-Rise Zone
Maximum 83.5m SHD

 Mid-Rise Zone
Maximum 130m SHD

 High-Rise Zone
Maximum 164m SHD

 Minimum 2 storeys along Marina Boulevard, Marina South Avenue, Marina Gardens Crescent, and Pedestrian Mall

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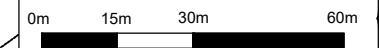
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SCALE : 1 : 1500



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SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

LEGEND

 Boundary Line

INFRASTRUCTURE

 Existing MRT Structures to be relocated and integrated with development by the Successful Tenderer (ST) (indicative only)

 Sidetable and Carriageway Improvement Works to be carried out by the Successful Tenderer and handed over to LTA (indicative only)

 Proposed 36.0m wide Marina Gardens Crescent to be designed and constructed by and handed over to LTA by the Successful Tenderer (ST) (indicative only)

 Area required by the Authority and their contractor to facilitate ongoing infrastructure works until 30 Jun 2025 (indicative only)

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SCALE : 1 : 3500

0m	35m	70m	140m
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2



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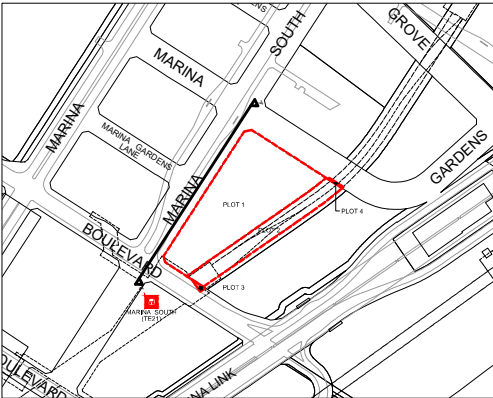
DEVELOPMENT
AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

ELEVATION A-A
MARINA SOUTH AVENUE

LEGEND

 Boundary Line



Key Plan

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SCALE : 1 : 1250

0m 10m 20m 40m



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Boundary Line / Line Of Road Reserve

MID-RISE ZONE

55m

HIGH-RISE ZONE

HIGH-RISE ZONE
Maximum 164.0m SHD

MID-RISE ZONE
Maximum 130.0m SHD

LOW-RISE ZONE
Maximum 4 storeys

BUILDING EDGE
Minimum 2 storeys along Marina South Avenue

COVERED WALKWAY
Minimum 3.6m wide, maximum 3.6m soffit height along Marina Gardens Crescent

BUILDING SETBACK
Minimum 4.0m from Boundary Line/ Road Reserve Line

Design and construction of Marina Gardens Crescent

Maximum building width 55m

SKY TERRACE (indicative only)

Maximum building width 45m

SKY TERRACE (indicative only)

Minimum 10m wide through block link (alignment indicative)

Relocated MRT Structure integrated with the development by the Successful Tenderer (ST) (Indicative only)

COVERED WALKWAY
Minimum 5.0m wide, maximum 5.0m soffit height along Marina Boulevard

BUILDING SETBACK
5.5m from Boundary Line / Road Reserve Line

Existing MRT Structure to be relocated and integrated with the development by the Successful Tenderer (ST) (Indicative only)

Construction / Improvement of 8.5m wide sidetable along Marina Boulevard

FUTURE DEVELOPMENT

LAND PARCEL

FUTURE DEVELOPMENT

MARINA GARDENS CRESCENT

MARINA BOULEVARD

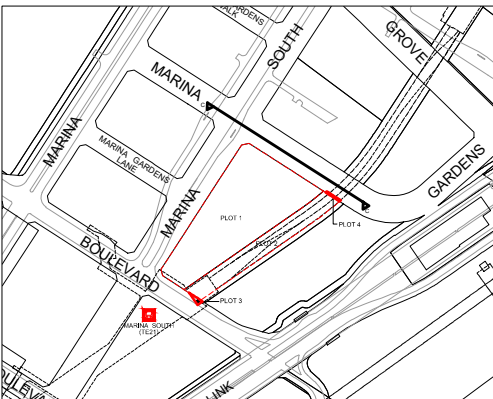
DEVELOPMENT
AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

ELEVATION C-C
MARINA GARDENS CRESCENT

LEGEND

 Boundary Line



Key Plan

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SCALE : 1 : 1000
0m 10m 25m 40m




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Boundary Line / Line Of Road Reserve

Maximum 35m

22m

MID-RISE ZONE
Maximum 83.5m SHD
MID-RISE ZONE
Maximum 130.0m SHD

BUILDING EDGE
Minimum 2 storeys along Marina Gardens Crescent

COVERED WALKWAY
Minimum 3.6m wide, maximum 3.6m soffit height along Marina Gardens Crescent

BUILDING SETBACK
4.0m from Boundary Line / Road Reserve Line

LOW-RISE ZONE
Maximum 4 storeys

COVERED WALKWAY
Minimum 3.6m wide, maximum 3.6m soffit height along Marina Gardens Crescent

Minimum 15m wide wind corridor and no-build zone (alignment indicative)

Covered Linkway across wind corridor (indicative only)

SKY TERRACE (indicative only)

FUTURE DEVELOPMENT

PEDESTRIAN MALL
PLOT 2

LAND PARCEL
PLOT 1

FUTURE DEVELOPMENT

MARINA SOUTH AVENUE

DEVELOPMENT
AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
PLOT 2 : 5,410.5 m²

ELEVATION B-B
PEDESTRIAN MALL

LEGEND

Boundary Line

Key Plan

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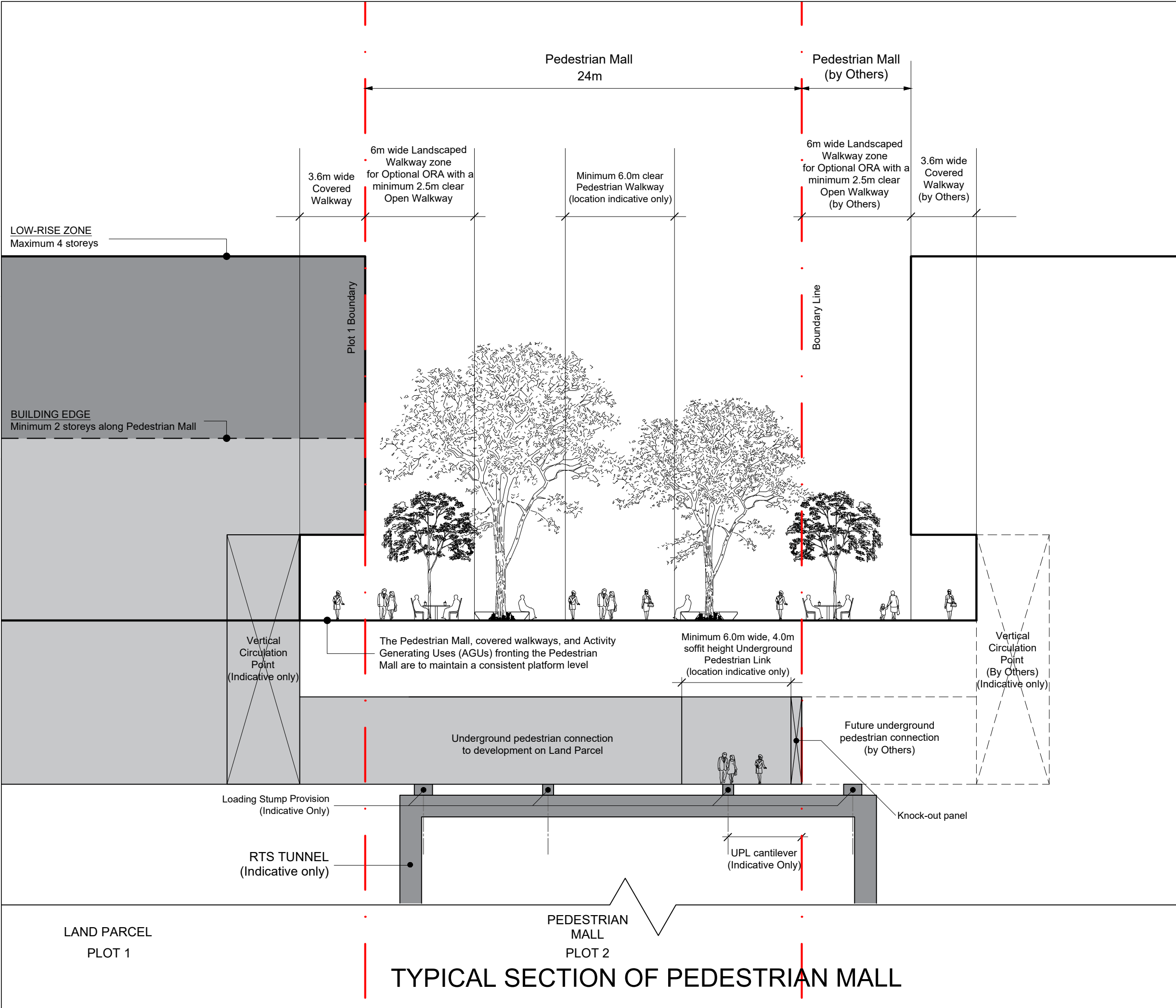
SCALE : 1 : 1250

0m10m20m40m

912

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DEVELOPMENT

AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
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SECTION (D-D) OF PEDESTRIAN MALL

LEGEND

Boundary Line

Key Plan

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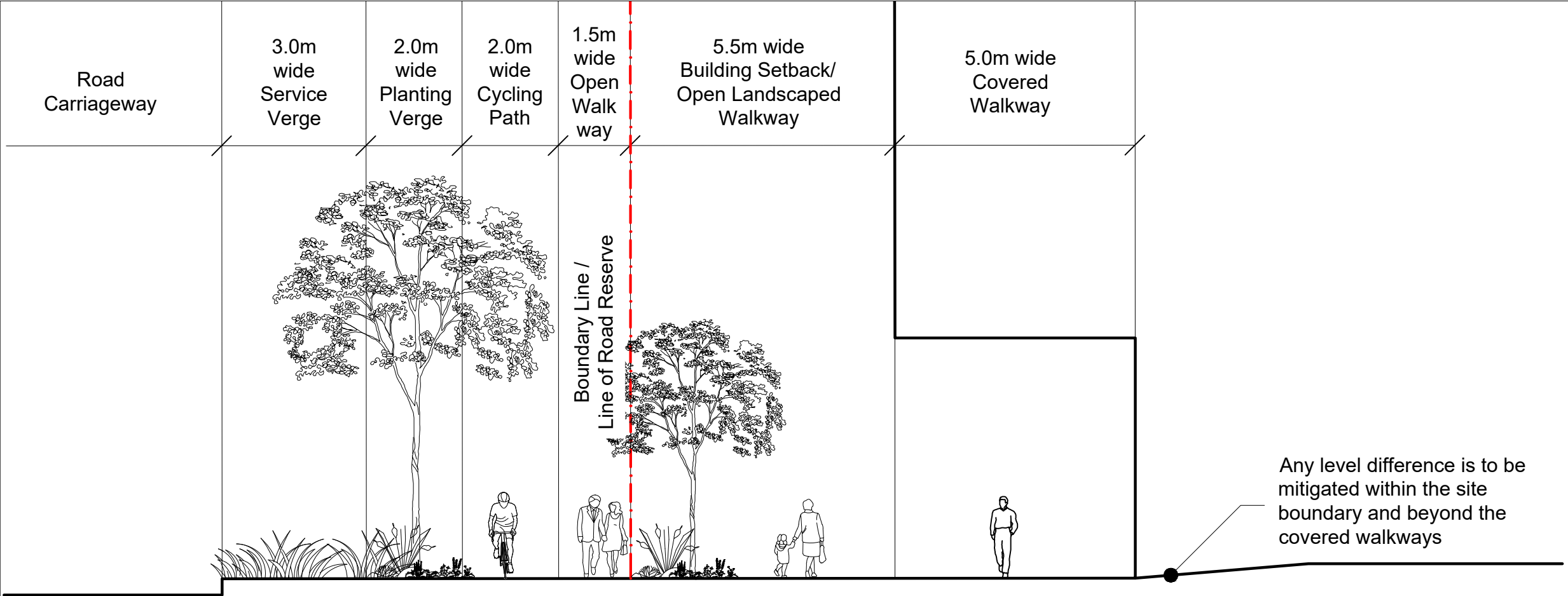
SCALE : 1 : 1000

0m 10m 25m 40m

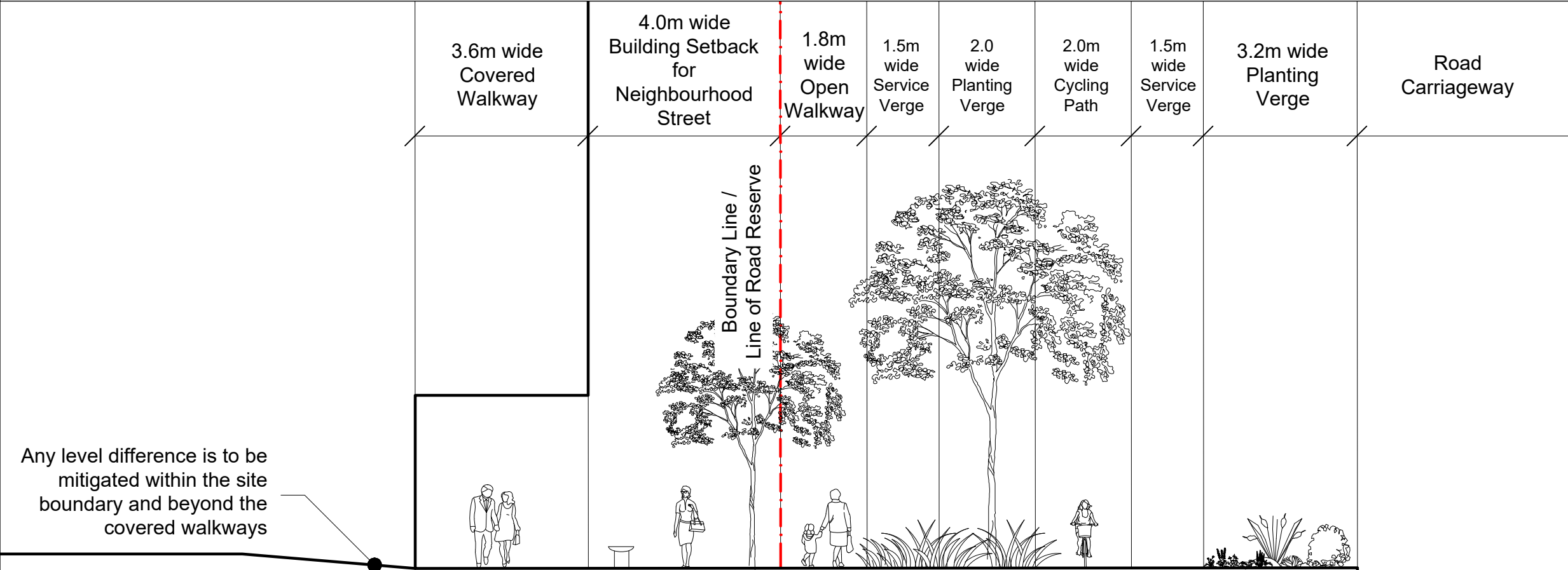
10 12

URBAN REDEVELOPMENT AUTHORITY

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TYPICAL SECTION OF ROAD SIDETABLE
(Along Marina Boulevard)



TYPICAL SECTION OF ROAD SIDETABLE
(Along Marina South Avenue)

DEVELOPMENT

AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
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SIDETABLE SECTIONS

LEGEND

 Boundary Line

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DEVELOPMENT
AT MARINA GARDENS CRESCENT

SITE AREA : PLOT 1 : 17,319.2 m²
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SIDETABLE SECTION

LEGEND

Boundary Line

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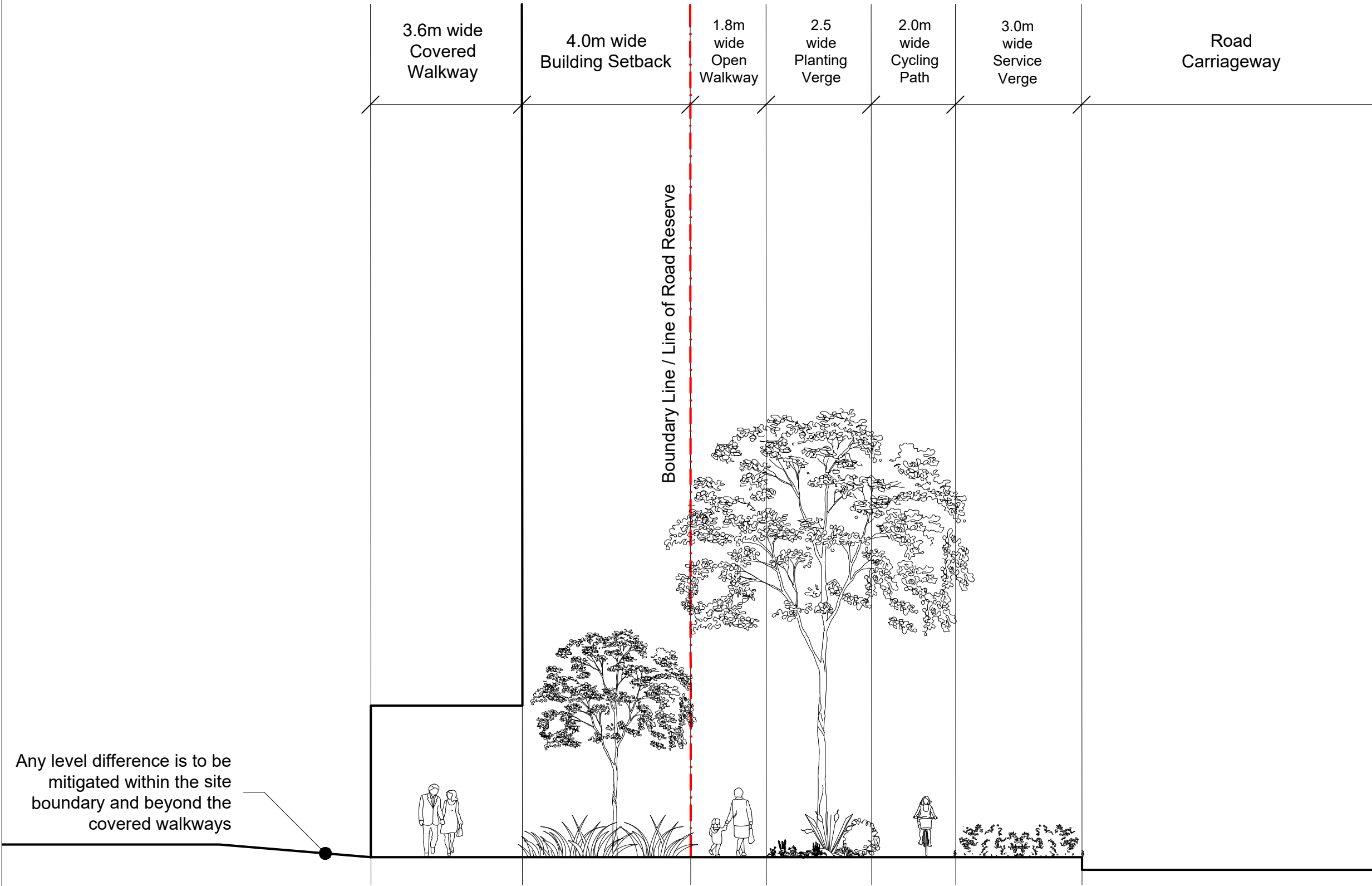
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SCALE : 1 : 100

0m1m2m4m

1212



TYPICAL SECTION OF ROAD SIDETABLE
(Along Marina Gardens Crescent)