

**SITE AREA : 37,227.7 m<sup>2</sup>**  
(Subject to Cadastral Survey)

 SALES PARCEL

|  |   |           |
|--|---|-----------|
|  | * | Amenities |
|--|---|-----------|

 Existing Rail Transit System Alignment  
(Location And Profile Indicative Only)

Existing Drainage Reserve (DR)

 Existing buildings to be demolished by URA (Indicative only)



**32.6m wide Road Reserve to be constructed by Successful Tenderer(ST) (Indicative only)**

 **Proposed N1 and N3 road to be implemented by URA (Indicative only)**

Road improvement works to existing Town Hall link, Science Centre Road and Jurong Town Hall road to be carried out by ST (Indicative only)



**Part of existing expunged Science Centre Road to be removed by URA (Indicative only)**

SCALE: 1 : 5000

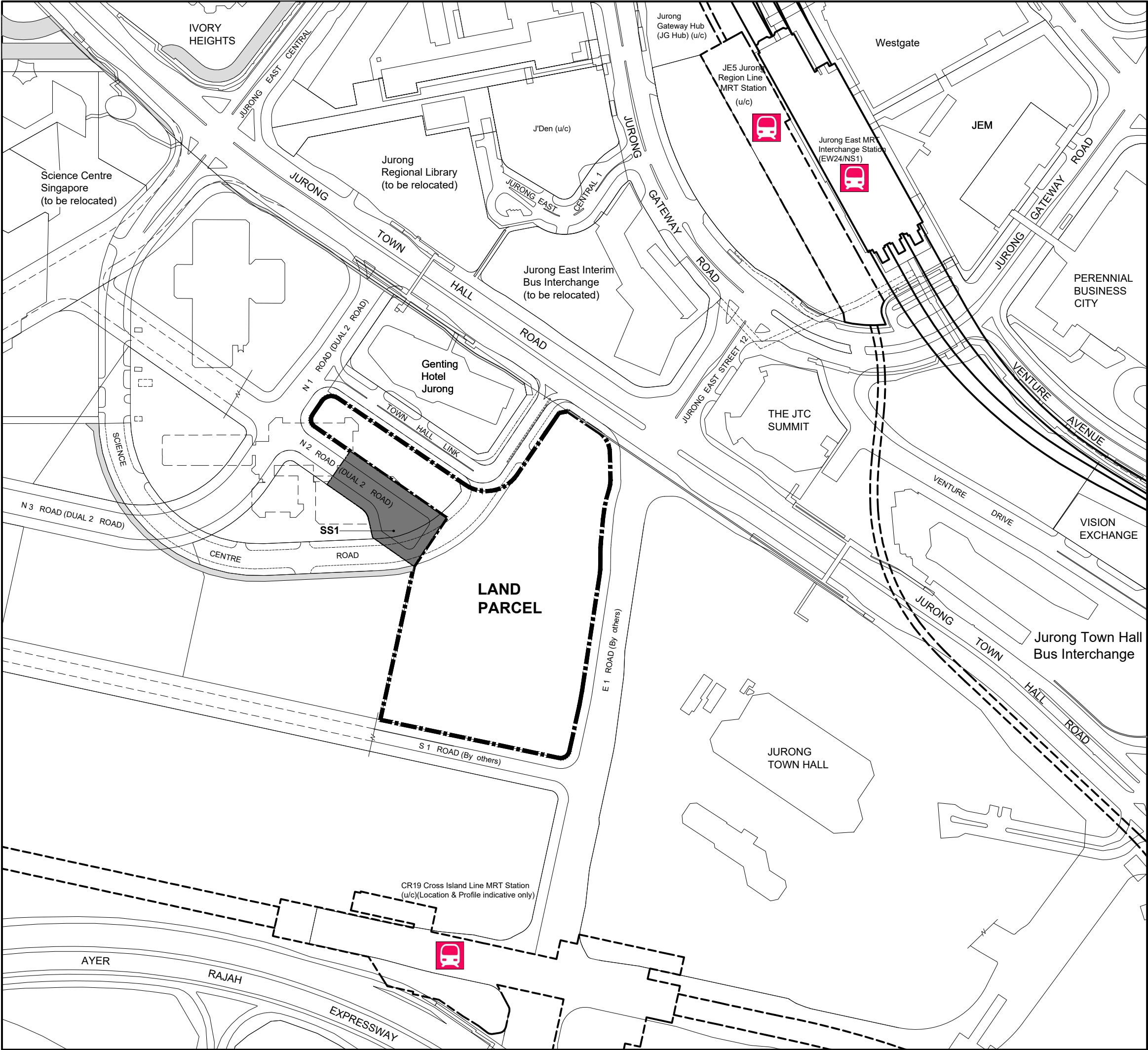
50 100 150 200 m

1

17



To make Singapore a great city to live, work and play



# DEVELOPMENT AT TOWN HALL LINK

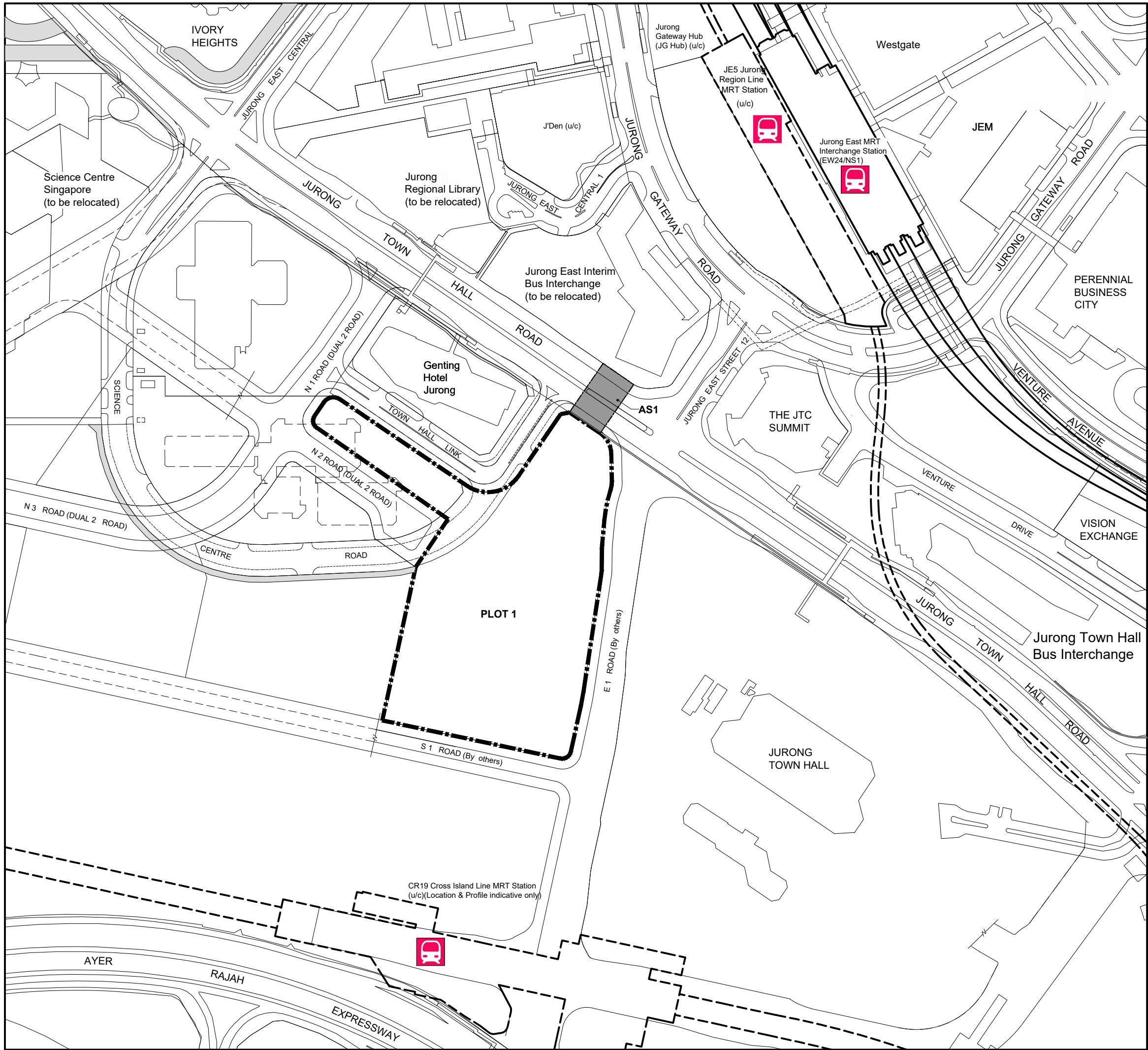
SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)  
Subterranean Space : 3,251.3 m<sup>2</sup>  
(Subject to Cadastral Survey)

## UNDERGROUND PARCELLATION PLAN

-  Boundary Line
-  Existing Drainage Reserve (DR)
-  Stratum of Subterranean Space

SCALE: 1:3000  
0 30 60 90 120m





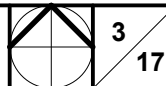
# DEVELOPMENT AT TOWN HALL LINK

SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)  
Stratum of Air Space : 1,449.4 m<sup>2</sup>  
(Subject to Cadastral Survey)

## 2ND STOREY AND ABOVE PARCELLATION PLAN

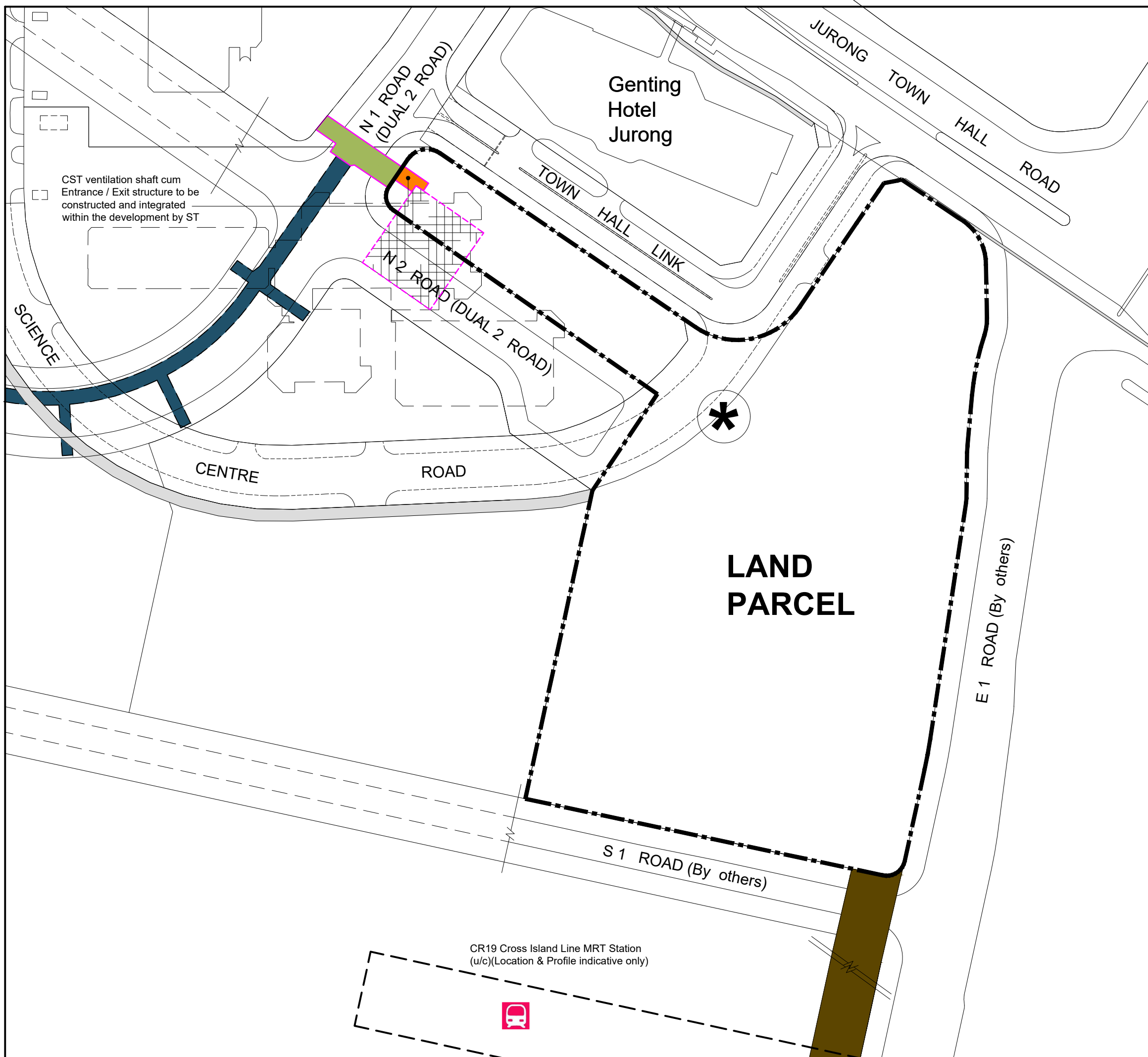
-  Boundary Line
-  Stratum of Air Space

SCALE: 1:3000  
0 30 60 90 120m



**URBAN  
REDEVELOPMENT  
AUTHORITY**

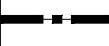
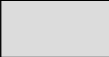
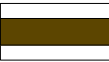
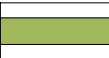
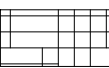
To make Singapore a great city to live, work and play



# DEVELOPMENT AT TOWN HALL LINK

SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)

## UNDERGROUND INFRASTRUCTURE WORKS PLAN

-  Boundary Line
-  Existing Drainage Reserve (DR)
-  Underground Pedestrian Linkway (UPL) to be constructed by others and fitted out by Successful Tenderer (ST) (Location and alignment indicative only)
-  CST to be constructed by URA and fitted out by ST (Indicative only)
-  CST to be constructed and fitted out by URA (Indicative only)
-  DPWCS Central Station Space to be constructed and integrated within the development by ST and handed over to State who will alienate to NEA (Indicative only)
-  DCP Spaces to be constructed and integrated within the development by ST (Location indicative only)

SCALE: 1:1500  
0 15 30 45 60 m

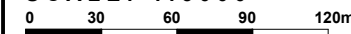


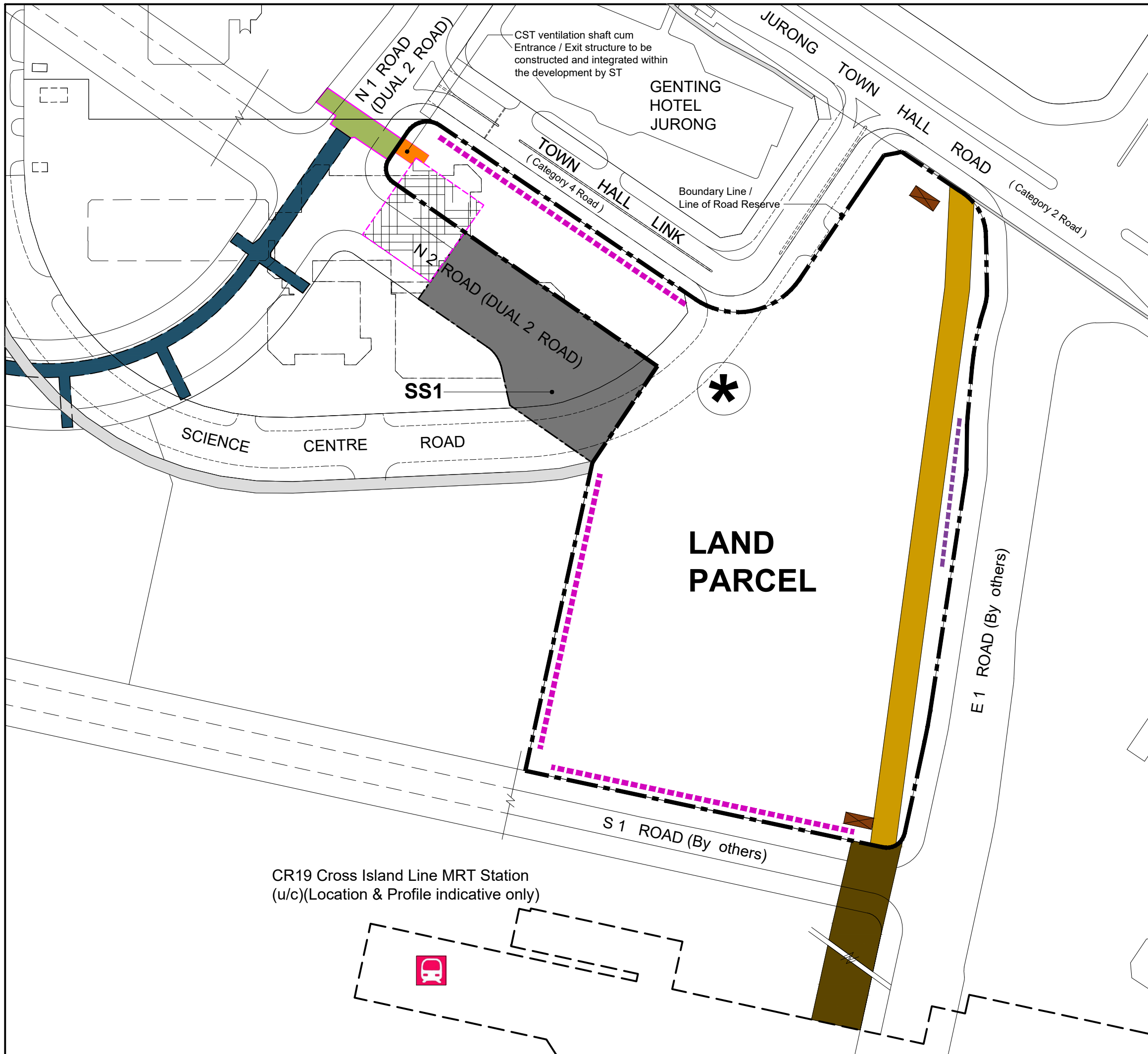
To make Singapore a great city to live, work and play

**SITE AREA : 37,227.7 m<sup>2</sup>**  
**(Subject to Cadastral Survey)**

|  |                                                                                                                                            |
|--|--------------------------------------------------------------------------------------------------------------------------------------------|
|  | Boundary Line                                                                                                                              |
|  | Existing Drainage Reserve (DR)                                                                                                             |
|  | 32.6m wide Road Reserve to be constructed by the Successful Tenderer (ST) and handed over to State (Indicative only)                       |
|  | Proposed N1 and N3 Road to be implemented by URA (Indicative only)                                                                         |
|  | Road improvement works to existing Town Hall Link, Science Centre Road and Jurong Town Hall Road to be carried out by ST (Indicative only) |
|  | Minimum 5.0m wide (and 4.4m clear) high covered linkway to be constructed by the ST and handed over to state                               |
|  | Minimum 3.6m wide (and 3.0m clear) covered linkway to be constructed by the ST and handed over to State                                    |
|  | Minimum 2.4m wide (and 2.0m clear) covered linkway to be constructed by the ST and handed over to State                                    |
|  | High covered linkway to be constructed by URA                                                                                              |
|  | Covered linkway to be constructed by URA                                                                                                   |
|  | 2.5m wide dedicated cycling path to be constructed by the ST and handed over to State (Indicative only)                                    |
|  | Cycling path to be constructed by URA (Indicative only)                                                                                    |
|  | 2.0m wide dedicated cycling path to be constructed by the ST and handed over to State (indicative only)                                    |
|  | Road (by others)                                                                                                                           |

SCALE: 1:3000



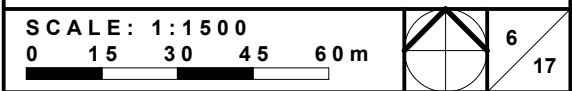


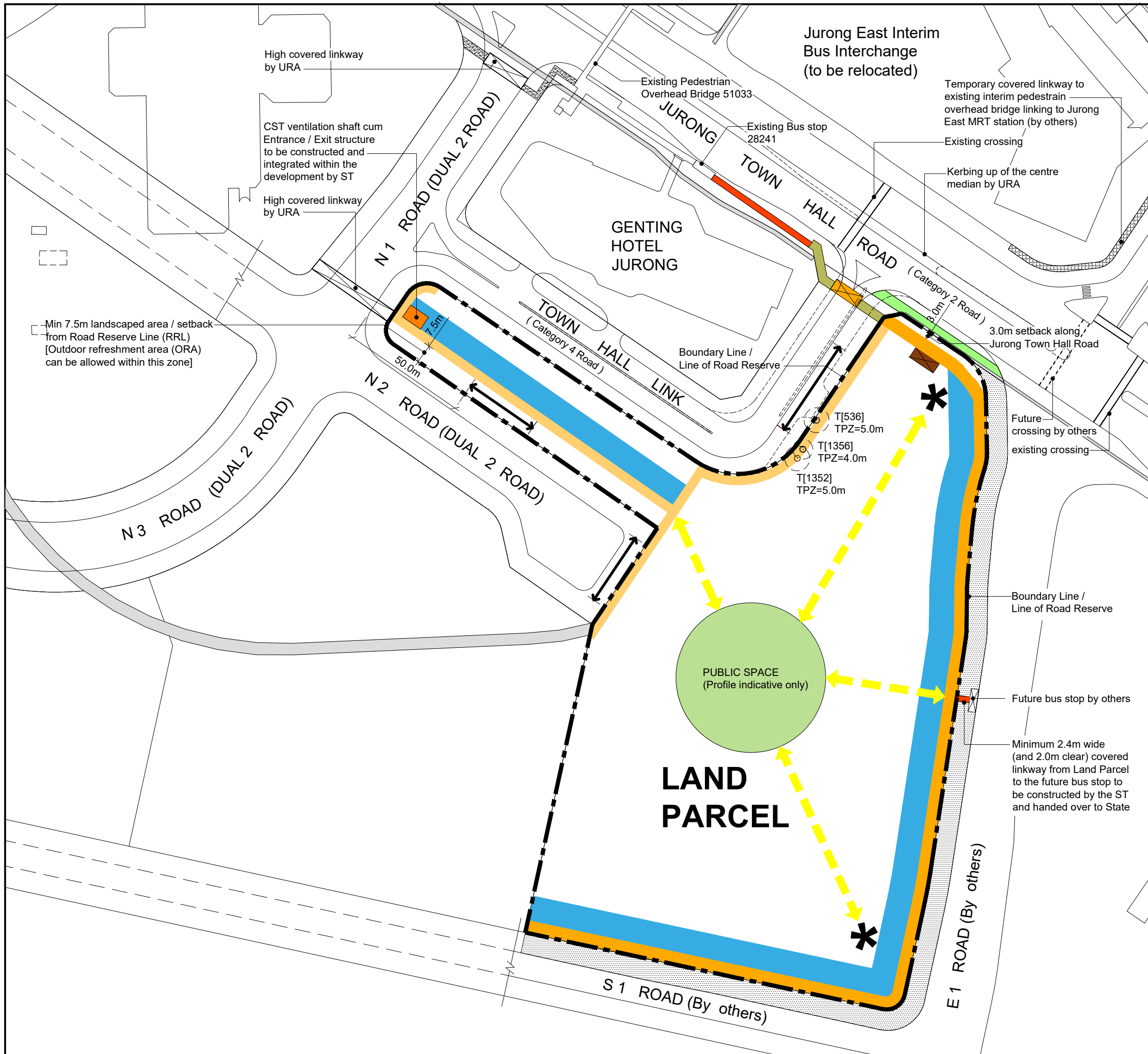
# DEVELOPMENT AT TOWN HALL LINK

SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)  
Subterranean Space : 3,251.3 m<sup>2</sup>  
(Subject to Cadastral Survey)

## BASEMENT PLAN

- Boundary Line
- Existing Drainage Reserve (DR)
- Stratum of Subterranean Space
- Minimum 9.0m wide underground pedestrian linkway, to include a minimum 5.0m clear wide pedestrian walkway and 4.0m wide traveller corridor, to be constructed and maintained by ST (Location and alignment indicative only)
- Barrier free vertical circulation point (Location and profile indicative only)
- Minimum 10.0m wide knock-out panel (KOP) to be provided for future vehicular basement connection along the Boundary Line within this zone
- Minimum 6.0m wide KOP to be provided for future pedestrian connection along the Boundary Line within this zone
- CST to be constructed by URA and fitted out by ST (Indicative only)
- CST to be constructed and fitted out by URA (Indicative only)
- DPWCS Central Station Space to be constructed and integrated within the development by ST and handed over to State who will alienate to NEA (Indicative only)
- Underground Pedestrian Linkway(UPL) to be constructed by others and fitted out by ST (Location and alignment indicative only)
- DCP Spaces to be constructed and integrated within the development by ST (location indicative only)



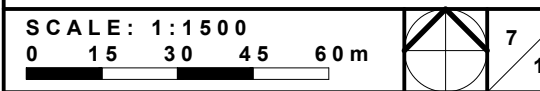


# DEVELOPMENT AT TOWN HALL LINK

SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)

## FIRST STOREY PLAN

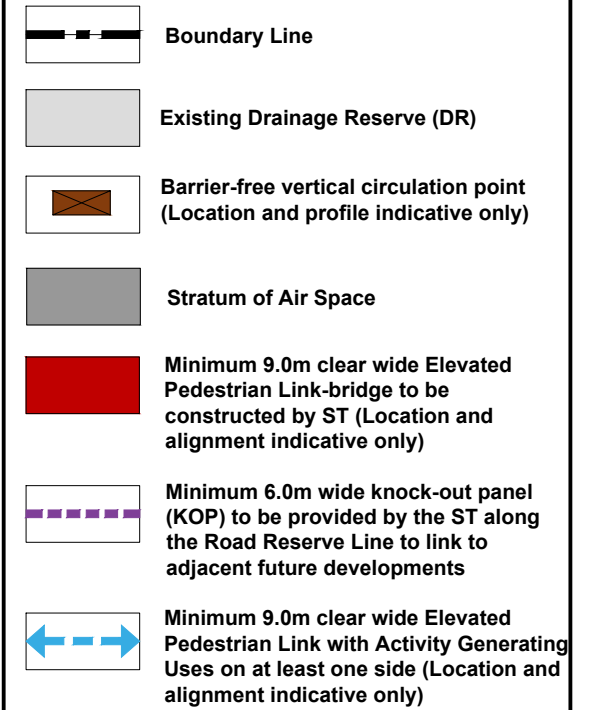
- Boundary Line
- Vehicular ingress / egress (LILO) to be allowed along this stretch of road
- Existing Drainage Reserve (DR)
- Minimum 5.0m wide (and 4.4m clear) covered walkway to be constructed by Successful Tenderer (ST)
- Minimum 3.6m wide (and 3.0m clear) covered walkway to be constructed by ST
- Minimum 5.0m wide (and 4.4m clear) high covered linkway to be constructed by the ST and handed over to State
- Minimum 3.6m wide (and 3.0m clear) covered linkway to be constructed by the ST and handed over to State
- Minimum 2.4m wide (and 2.0m clear) covered linkway to be constructed by the ST and handed over to State
- Covered linkway to be constructed by URA
- Public Space (Location and profile indicative only)
- Barrier free vertical circulation point (Location and profile indicative only)
- Sheltered Arrival Plaza
- Minimum 7.0m wide through-block link to be lined with Activity Generating Uses (AGU) (Alignment indicative only)
- Activity Generating Uses (AGU)
- Site frontage improvement works by others (Indicative only)
- 4.0m wide PCN to be constructed by ST and handed over to State (Indicative only)
- Trees to be retained within a TPZ (Indicative only)



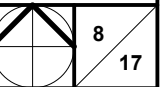
## DEVELOPMENT AT TOWN HALL LINK

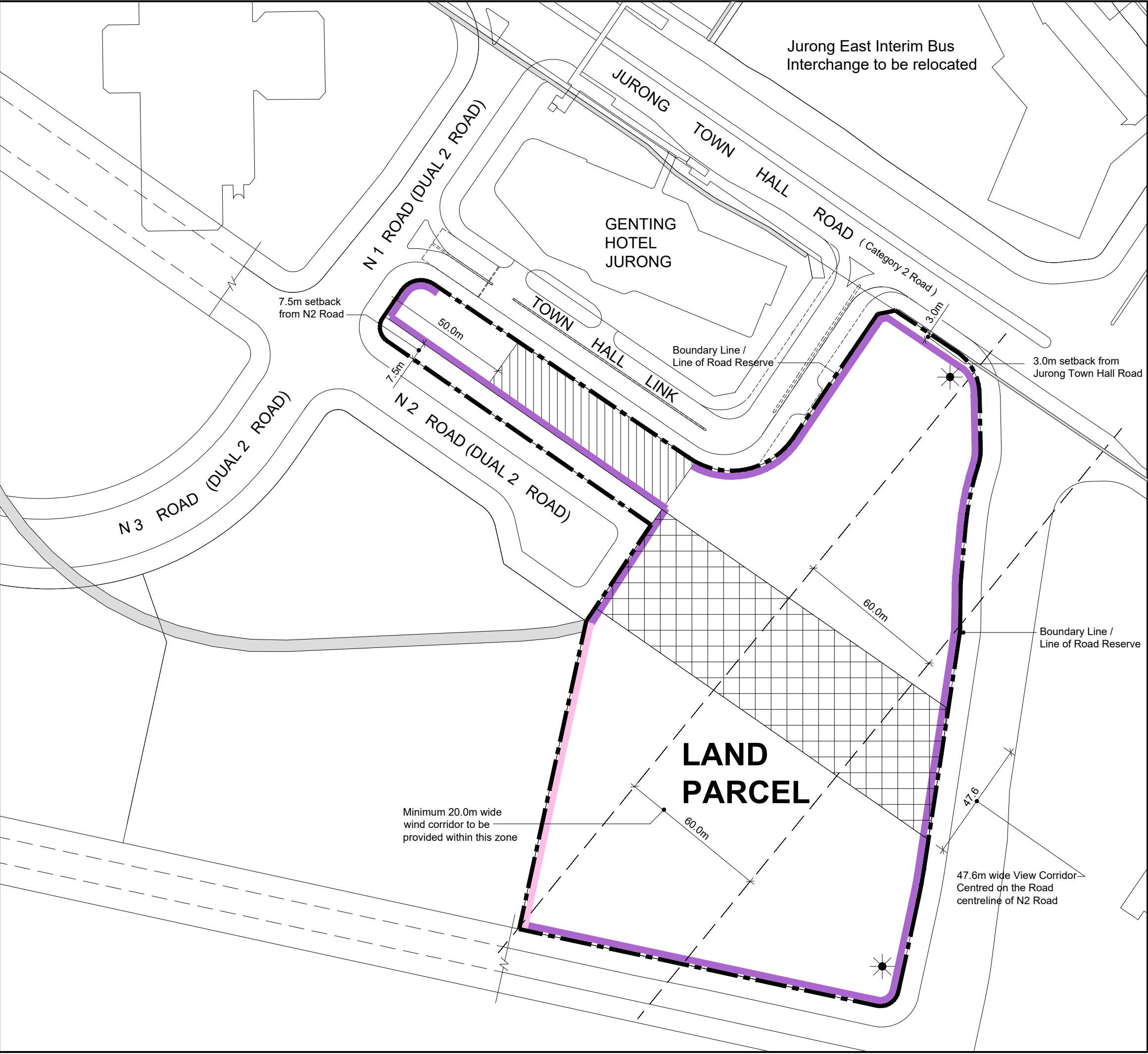
**SITE AREA : 37,227.7 m<sup>2</sup>**  
**(Subject to Cadastral Survey)**

## SECOND STOREY PLAN



SCALE: 1:1500  
0 15 30 45 60 m





# DEVELOPMENT AT TOWN HALL LINK

SITE AREA : 37,227.7 m<sup>2</sup>  
(Subject to Cadastral Survey)

## BUILDING HEIGHT PLAN

- Boundary Line
- Existing Drainage Reserve (DR)

### BUILDING HEIGHT

- High rise zone subject to technical height control
- Low rise zone cap at 60m SHD
- Wind-Corridor Low-Rise Zone - Maximum of 6 storeys within the proposed 20m-wide wind corridor (flexible location)
- View Corridor Low-Rise Zone - Maximum of 23.0m SHD
- Minimum 2 storeys building edge abutting the site boundary or building setback line
- Party wall to be provided
- Corner Accentuation

SCALE: 1:1500  
0 15 30 45 60 m



**UR** URBAN  
REDEVELOPMENT  
AUTHORITY

To make Singapore a great city to live, work and play

DEVELOPMENT  
AT TOWN HALL LINK

SECTION ALONG N1 ROAD

UTILITY SPECIFIC DUCT (USD) —  
- To be provided under the open walkway within the Road Reserve along the Road Reserve Line by Utility Agencies

DRAINAGE WORKS —  
- Under the cycling paths on both sides of the Road Reserve (Profile indicative only)

SEWERAGE WORKS —  
- Under the rain garden within the Road Reserve (Profile and location indicative only)

COMMON SERVICES TUNNEL (CST)  
(Profile and location indicative only)

BUILDING EDGE —  
- A minimum 2-storey high building edge shall be provided to abut the Road Reserve Line along N1 Road

- NOTES :
- The Successful Tenderer shall ensure that the covered walkway within the Development is designed to be seamless, as possible, with the open walkways within the Road Reserve.
- The Successful Tenderer shall ensure that differential settlement will not occur at the interfaces between the covered walkway within the Development boundary and open walkway (i.e. footpath) within Road Reserve.
- The Control Plan of the proposed developments is intended as a guide on the requirements of the Urban Redevelopment Authority.
- When there is no indication, all shall be subjected to prevailing guidelines.

COVERED WALKWAY —  
- Minimum 3.6m-wide (3.0m clear) fronting N1 Road  
- Platform level to match the platform level of the open walkway within the Road Reserve

SCALE : 1 : 2 5 0  
0 2 4 6 8 10 m



To make Singapore a great city to live, work and play in

# DEVELOPMENT AT TOWN HALL LINK

## SECTION ALONG N2 ROAD

UTILITY SPECIFIC DUCT (USD)  
- To be provided under the open walkway within the Road Reserve along the Road Reserve Line by Utility Agencies

DRAINAGE WORKS  
- To be provided under the cycling paths on both sides of the Road Reserve by the Successful Tenderer (Profile indicative only)

BUILDING SETBACK  
- 7.5m-wide building setback from the N2 Road Reserve Line

BUILDING EDGE  
- A minimum 2-storey high building edge shall be provided to abut the building setback line along N2 Road

### NOTES :

The Successful Tenderer shall ensure that the covered walkway within the Development is designed to be seamless, as possible, with the open walkways within the Road Reserve.

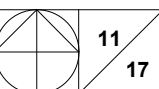
The Successful Tenderer shall ensure that differential settlement will not occur at the interfaces between the covered walkway within the Development boundary and open walkway (i.e. footpath) within Road Reserve.

The Control Plan of the proposed developments is intended as a guide on the requirements of the Urban Redevelopment Authority.

When there is no indication, all shall be subjected to prevailing guidelines.

SCALE: 1 : 250

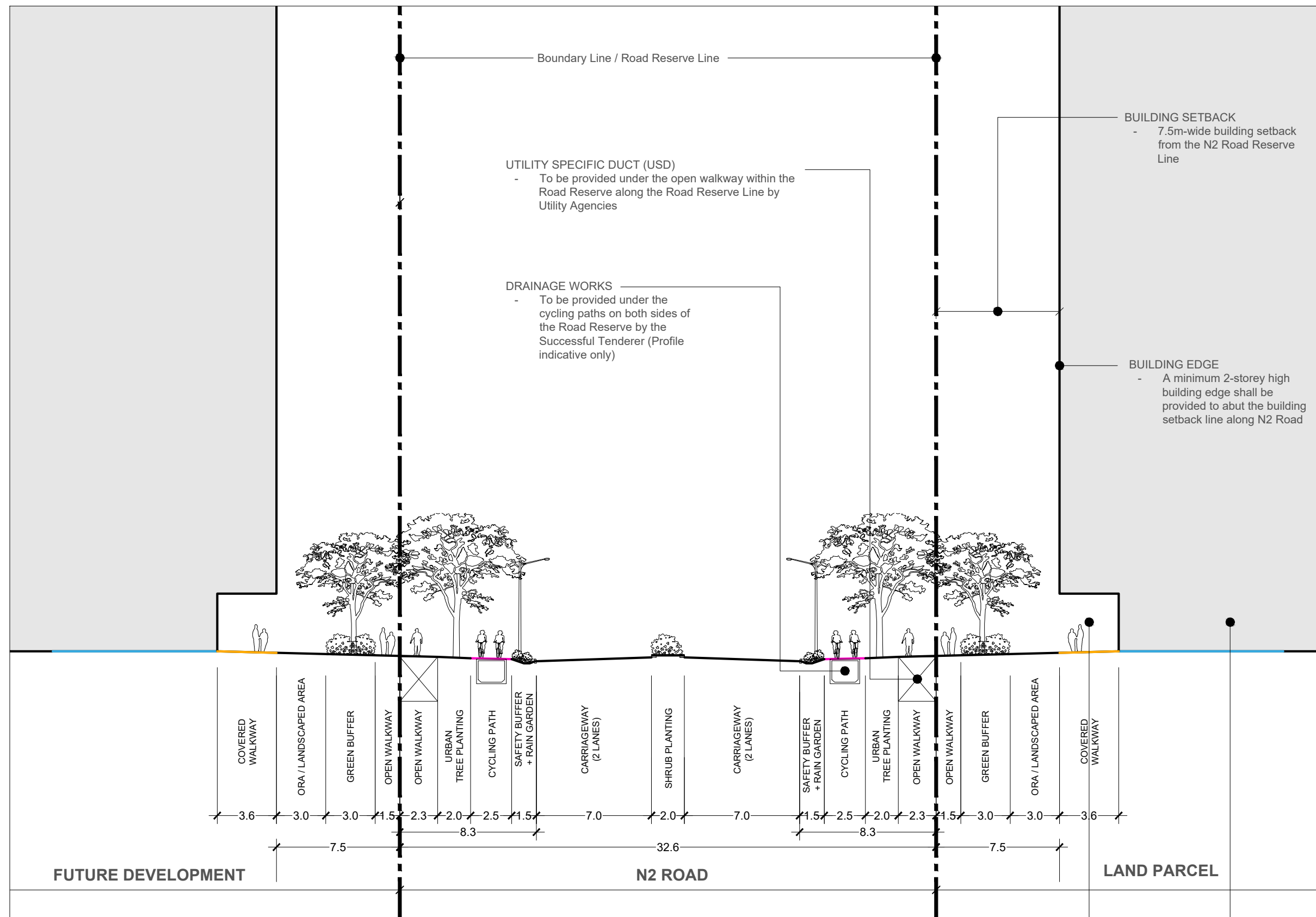
0 2 4 6 8 10 m



11  
17



To make Singapore a great city to live, work and play in

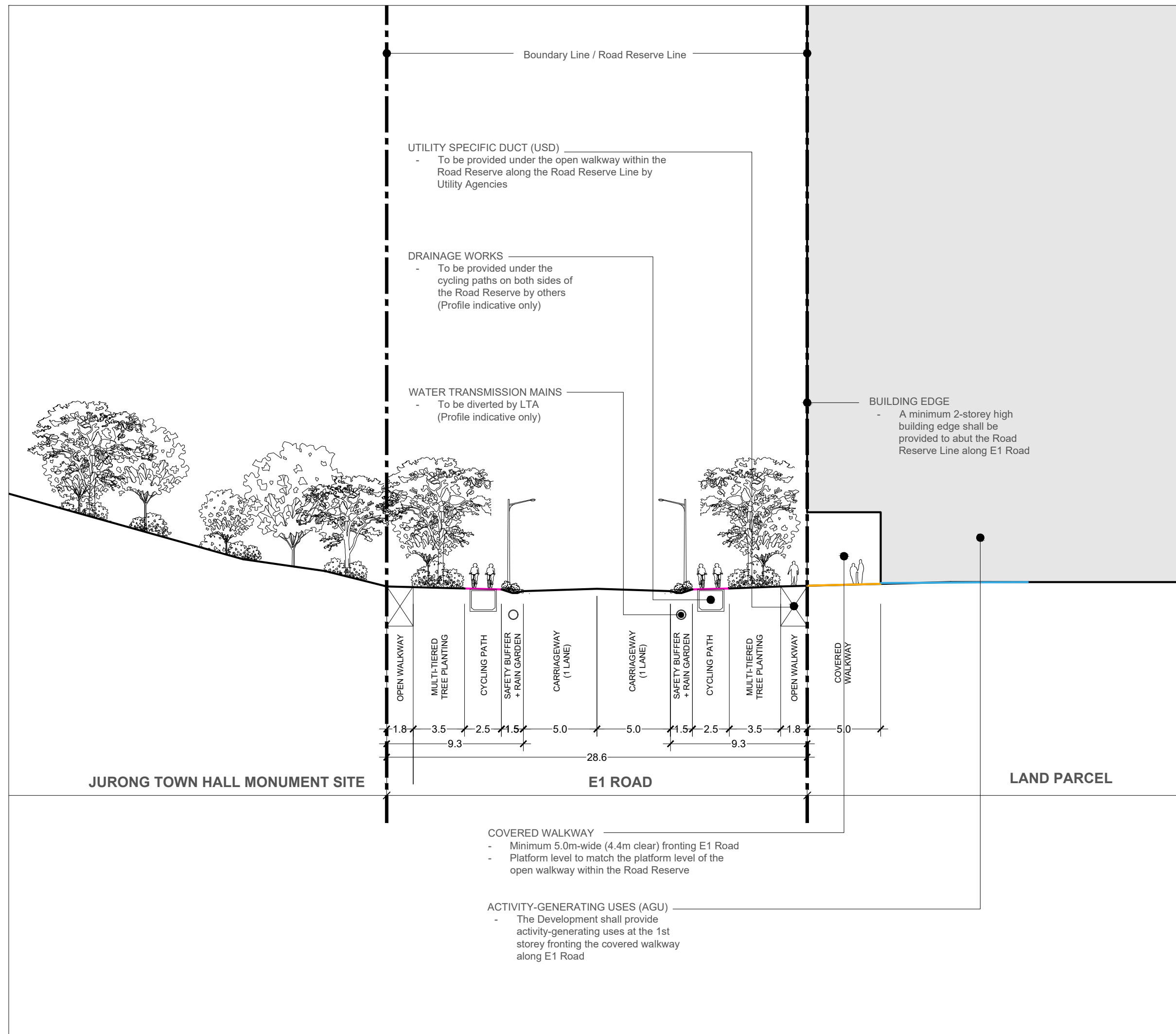


COVERED WALKWAY  
- Minimum 3.6m-wide (3.0m clear) fronting N2 Road  
- Platform level to match the platform level of the open walkway within the building setback

ACTIVITY-GENERATING USES (AGU)  
- The Development shall provide activity-generating uses at the 1st storey fronting the covered walkway along N2 Road

# DEVELOPMENT AT TOWN HALL LINK

## SECTION ALONG E1 ROAD



### NOTES:

The Successful Tenderer shall ensure that the covered walkway within the Development is designed to be seamless, as possible, with the open walkways within the Road Reserve.

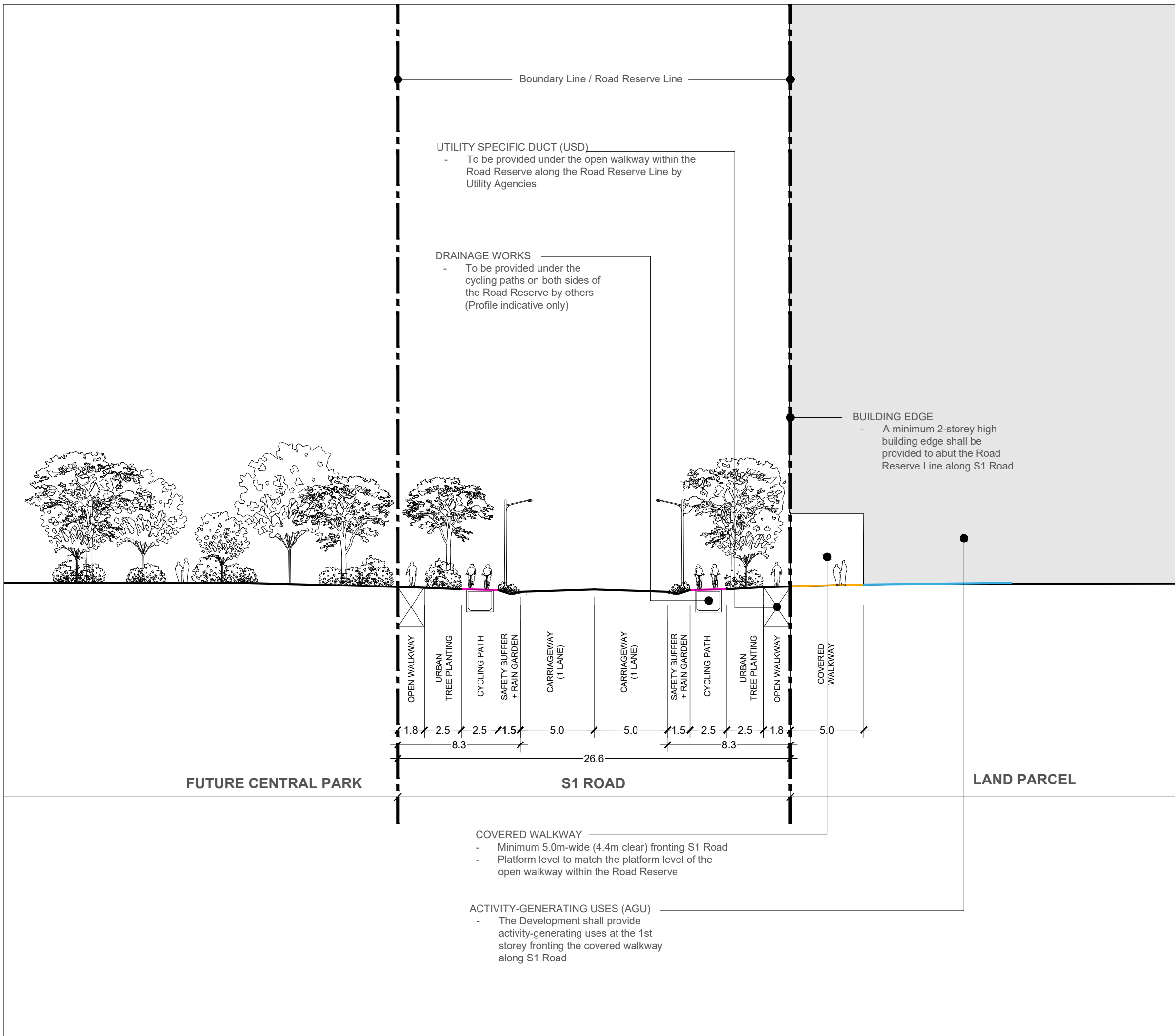
The Successful Tenderer shall ensure that differential settlement will not occur at the interfaces between the covered walkway within the Development boundary and open walkway (i.e. footpath) within Road Reserve.

The Control Plan of the proposed developments is intended as a guide on the requirements of the Urban Redevelopment Authority.

When there is no indication, all shall be subjected to prevailing guidelines.

# DEVELOPMENT AT TOWN HALL LINK

## SECTION ALONG S1 ROAD



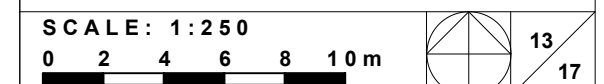
### NOTES :

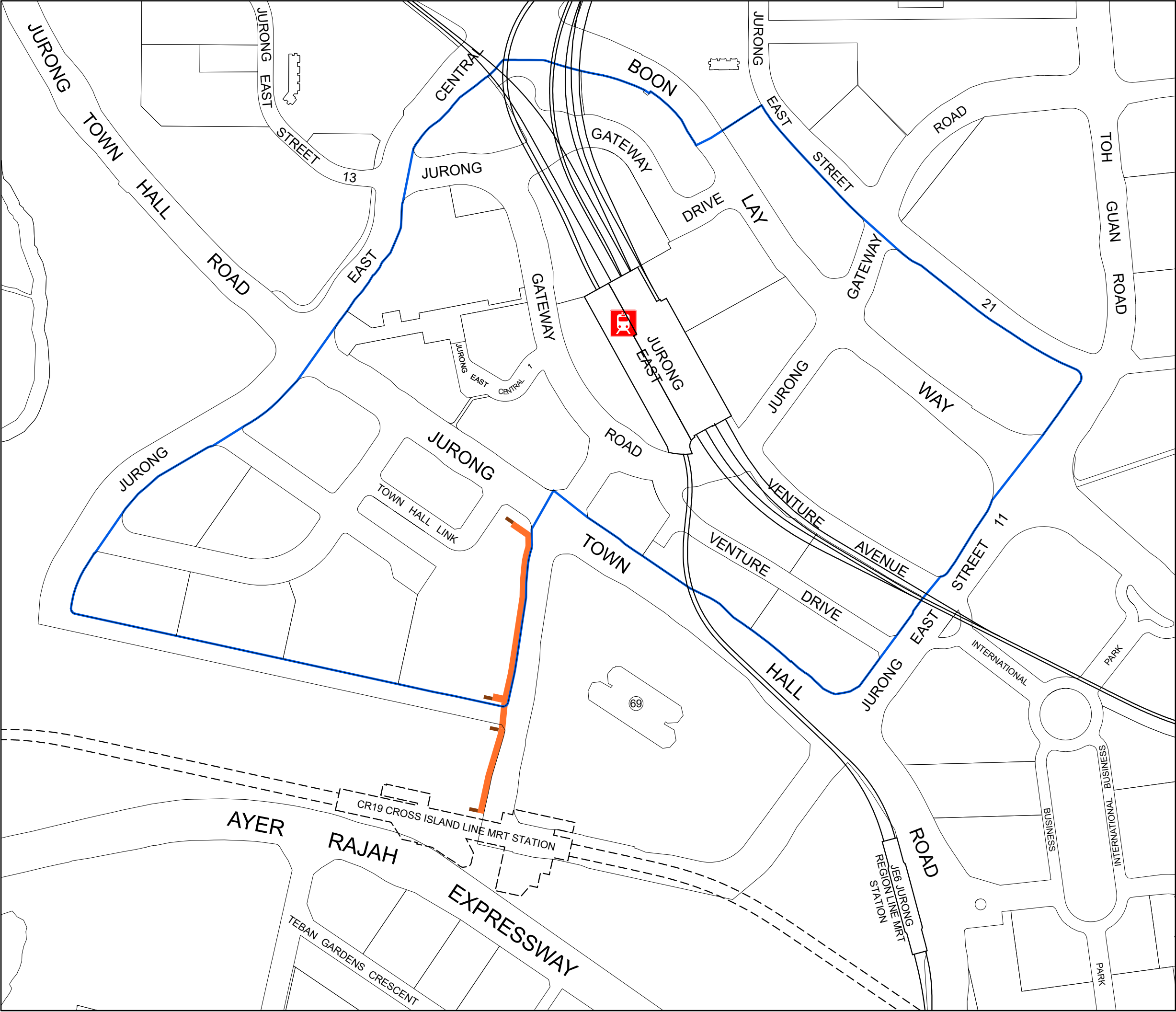
The Successful Tenderer shall ensure that the covered walkway within the Development is designed to be seamless, as possible, with the open walkways within the Road Reserve.

The Successful Tenderer shall ensure that differential settlement will not occur at the interfaces between the covered walkway within the Development boundary and open walkway (i.e. footpath) within Road Reserve.

The Control Plan of the proposed developments is intended as a guide on the requirements of the Urban Redevelopment Authority.

When there is no indication, all shall be subjected to prevailing guidelines.





# DEVELOPMENT

## AT TOWN HALL LINK

UNDERGROUND PEDESTRIAN NETWORK

**LEGEND**

- URBAN DESIGN GUIDELINES & PLANS FOR DESIGNATED URBAN DESIGN AREA
- UNDERGROUND PEDESTRIAN LINK
- VERTICAL PEDESTRIAN CIRCULATION

LIST OF GAZETTED NATIONAL MONUMENT

69 JURONG TOWN HALL

SCALE: 1 : 5000

50 100 150 200m

14 17

**URBAN REDEVELOPMENT AUTHORITY**

To make Singapore a great city to live, work and play

## 1ST STOREY PEDESTRIAN NETWORK & ACTIVITY-GENERATING USES PLAN

## URBAN DESIGN GUIDELINES & PLANS FOR DESIGNATED URBAN DESIGN AREA

## PEDESTRIAN NETWORK

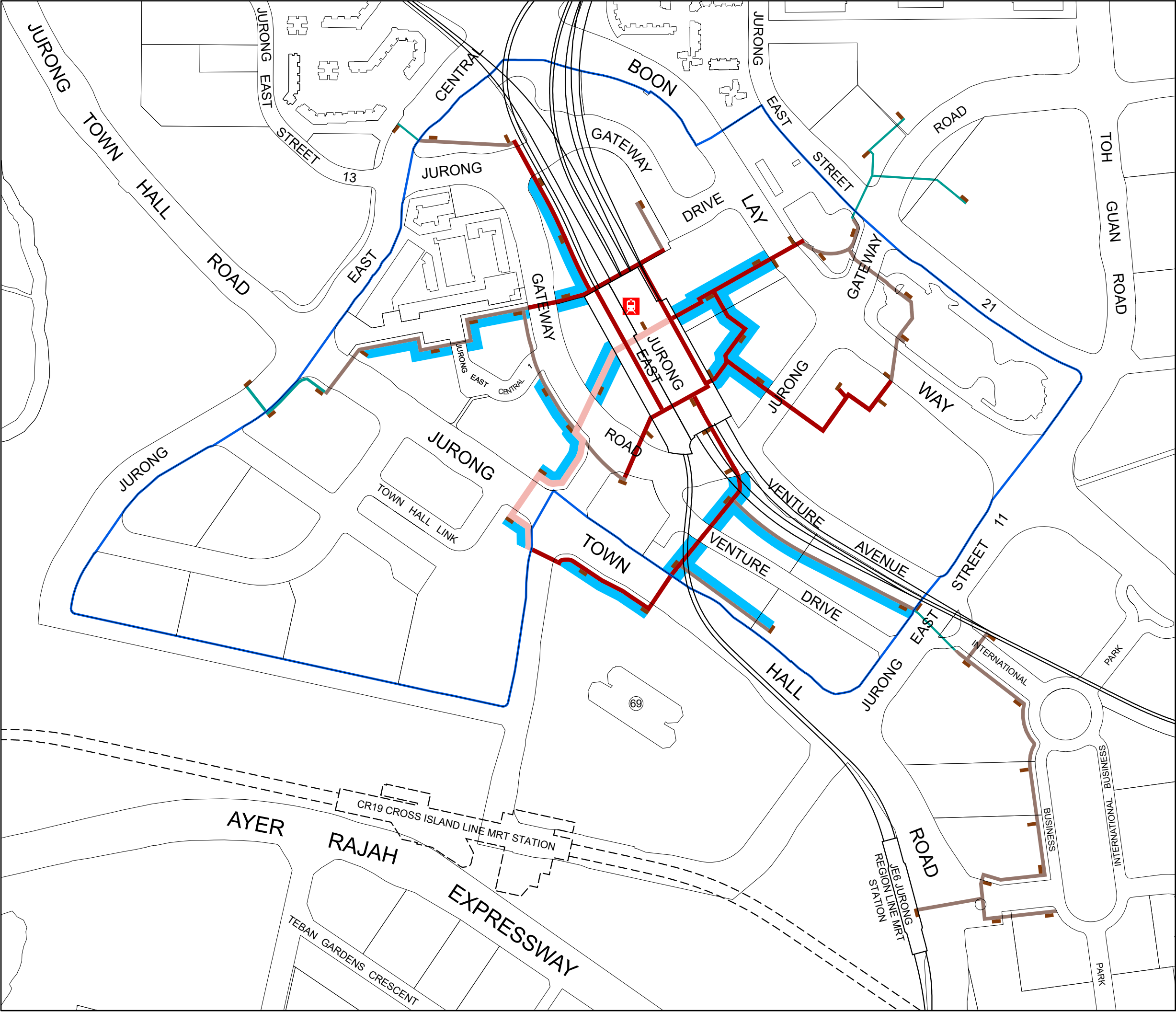
|                                                                                       |                                     |
|---------------------------------------------------------------------------------------|-------------------------------------|
|    | COVERED WALKWAY/ LINKWAY            |
|    | THROUGH-BLOCK LINK                  |
|    | PARK / OPEN SPACE                   |
|    | PEDESTRIAN MALL / PROMENADE / PLAZA |
|    | ACTIVITY-GENERATING USES            |
|  | VERTICAL PEDESTRIAN CIRCULATION     |
|  | PUBLIC SPACE                        |

⑥9 JURONG TOWN HALL

SCALE: 1 : 5000  
50 100 150 200 m



To make Singapore a great city to live, work and play



# DEVELOPMENT

## AT TOWN HALL LINK

ELEVATED PEDESTRIAN NETWORK & ACTIVITY-GENERATING USES PLAN

**LEGEND**

URBAN DESIGN GUIDELINES & PLANS FOR DESIGNATED URBAN DESIGN AREA

①

NATIONAL MONUMENT

**PEDESTRIAN NETWORK**

9M WIDE ELEVATED PEDESTRIAN LINK

6M WIDE ELEVATED PEDESTRIAN LINK

5M WIDE ELEVATED PEDESTRIAN LINK

3M / 4M WIDE ELEVATED PEDESTRIAN LINK

ACTIVITY-GENERATING USES

VERTICAL PEDESTRIAN CIRCULATION

LIST OF GAZETTED NATIONAL MONUMENT

69

JURONG TOWN HALL

SCALE: 1 : 5000

50 100 150 200m

16

17

URBAN REDEVELOPMENT AUTHORITY

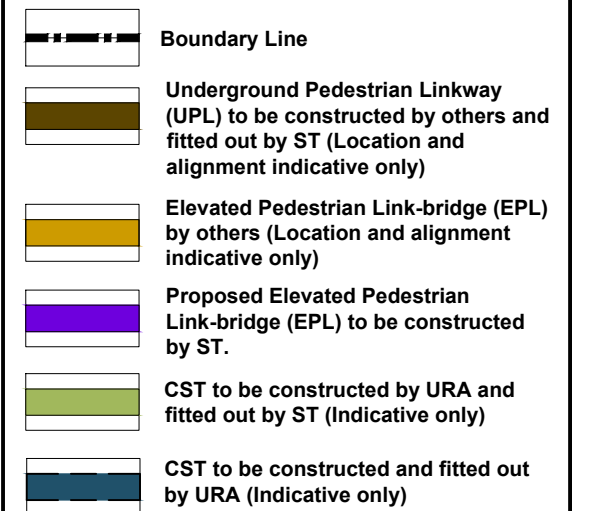
To make Singapore a great city to live, work and play

# DEVELOPMENT

## A T TOWN HALL LINK

**SITE AREA : 37,227.7 m<sup>2</sup>**  
(Subject to Cadastral Survey)

## INFRASTRUCTURE PLAN: DISTRICT COOLING SYSTEM (DCS)



**DCS Safeguarded Corridors (Indicative only)**

→ Northern corridor to be safeguarded for the laying of future DCS pipes to serve future developments. DCS pipes to be laid within the EPL

← Indicative alignment of future DCS pipes to be laid within the elevated pedestrian walkway of future development

Indicative alignment of DCS pipes  
extending from DCS Plant to the  
connection points within Plot 1

→ Southern corridor to be safeguarded for the laying of future DCS pipes within the future UPL to allow for future extension of DCS pipes to serve southern parcels and CRL station

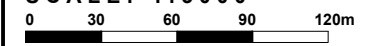
→ Eastern corridor to be safeguarded for the laying of DCS pipes. DCS pipes to be laid within the EPL extending from Plot 1 to Jurong Town Hall

**\* DCS pipes connection point to EPL**

**\* DCS pipes connection point to CST**

**\* DCS pipes connection point to UPL**

**SCALE: 1:3000**



**URBAN  
REDEVELOPMENT  
AUTHORITY**

To make Singapore a great city to live, work and play