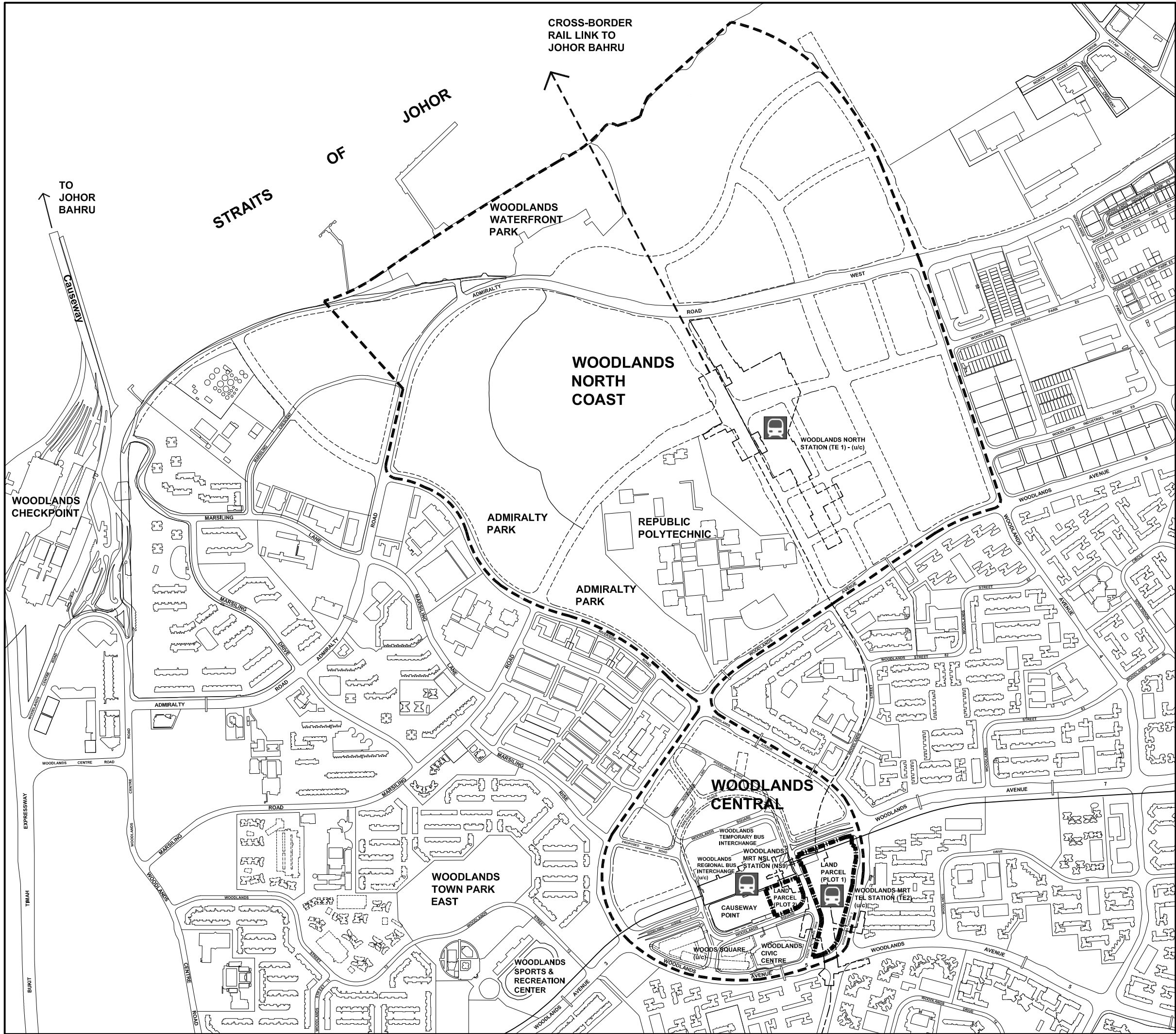




DEVELOPMENT AT WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : PLOT 1 : 21,055.7 m²
PLOT 2 : 6,450.3 m²
PLOT 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

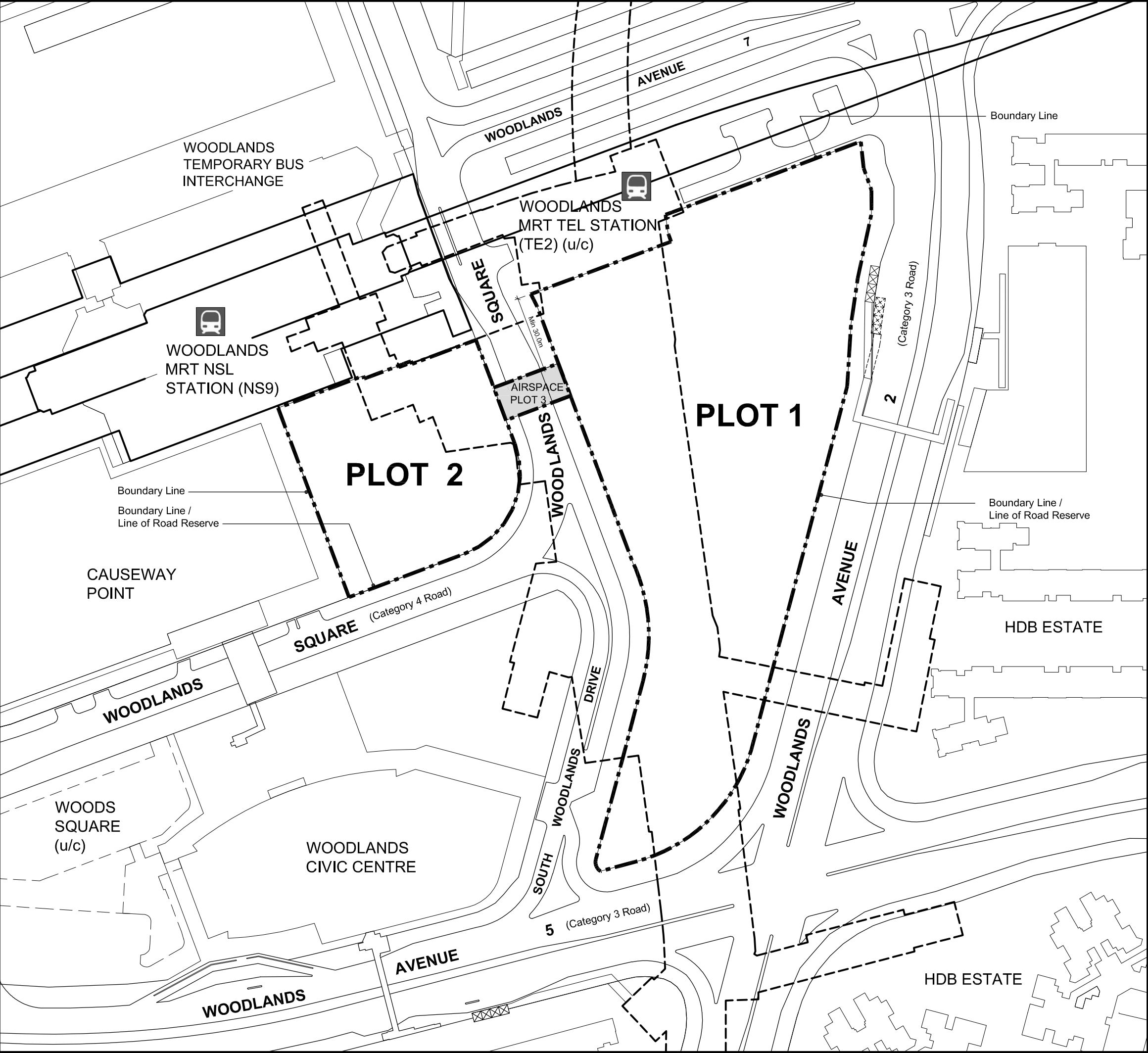
LOCATION PLAN

-  SALES PARCEL
-  Existing MRT Station and Rapid Transit System alignment (Location & profile indicative only)
-  Proposed MRT Station and Rapid Transit System alignment (Location & profile indicative only)
-  Woodlands Regional Centre
-  Safeguarded Roads (Alignment Indicative only)

SCALE: 1:10 000
0 100 200 300 400m



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

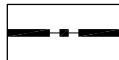
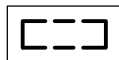


DEVELOPMENT
AT
WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

LAND PARCEL PLAN

-  Boundary Line
-  Thomson East Coast Line (TEL) MRT Station outline (Indicative only)
-  Plot 3 -Air space for elevated pedestrian link (Alignment indicative only)

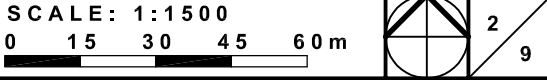
NOTES :

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

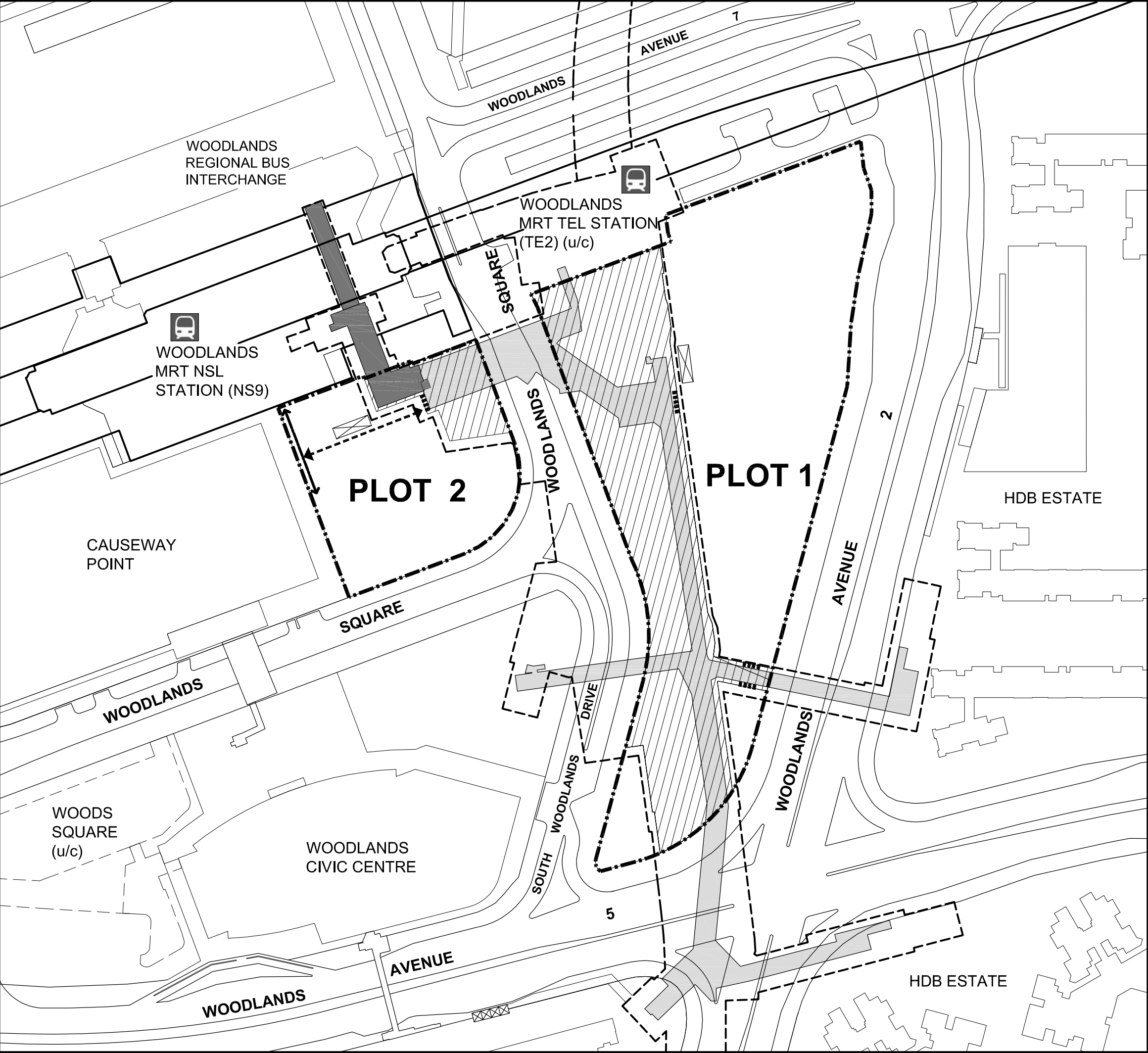
The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.



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



DEVELOPMENT AT WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

BASEMENT PLAN

- Boundary Line
- Thomson East Coast Line (TEL) MRT station outline (Indicative only)
- No build zone within basement
- TEL Station circulation area at Basement Level 2
- TEL Station circulation area at Basement Level 3
- Knock-Out Panel to TEL Station at Basement Level 2 (location indicative only)
- Knock-Out Panel to be located along the boundary within this zone with clear width to match adjacent walkways at Basement level 2 (location indicative only)
- Minimum 6.0m (single-loaded) / 7.0m (double-loaded) width pedestrian walkway within the development at Basement level 2
- Barrier-free vertical circulation access (location and profile indicative only)

NOTES :

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

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE : 1:1500
0 15 30 45 60 m



UR **URBAN
REDEVELOPMENT
AUTHORITY**

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

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

	Boundary Line
	Thomson East Coast Line (TEL) MRT Station outline (indicative only)
	Proposed covered canopy to MRT entrance. Subject to LTA's approval (indicative only)
	High covered linkway of minimum 7.0m width over the widened signalised pedestrian crossing at Woodlands Square to be constructed by the successful tenderer (ST) (location indicative only)
	Minimum 3.6m wide (and 3.0m clear) covered walkway
	Covered public space (Indicative only)
	Activity generating uses
	Barrier-free vertical circulation point (location and profile indicative only)
	Proposed 3.6m wide covered linkway connecting the development to the bus stop to be constructed by the ST (Indicative only)

- The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.
- The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.
- The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.
- All site areas are estimated and location of existing structures are indicative only and are subject to final survey.



**URBAN
REDEVELOPMENT
AUTHORITY**

The site plan illustrates the proposed development for the Woodlands TEL Station (TE2) and its surroundings. The plan includes the following details:

- Plots:** The development is divided into Plot 1 and Plot 2, separated by a road labeled 'Category 4 Road'.
- Stations:** The Woodlands MRT TEL Station (TE2) (u/c) is located on Plot 1. The Woodlands MRT NSL Station (NS9) is located on Plot 2.
- Roads and Buffers:** The plan shows Woodlands Avenue, Woodlands Square, Woodlands Drive, and Woodlands South Avenue. Various setbacks and buffers are indicated, including a minimum 5.0m wide building setback, a minimum 5.0m wide road buffer, and a minimum 3.0m wide road buffer.
- Public Space:** A minimum 400sqm covered public space is required facing the exit of the North-south Line (NSL) station.
- Infrastructure:** The plan shows the location of a TEL ventilation shaft to be integrated with the proposed development, a TEL fire fighting access, and TEL fireman's stairs and ventilation shafts to be integrated with the proposed development.
- Other Features:** The plan also shows the location of a new location of bus stop (indicative only), an existing bus stop to be relocated by the ST, an existing covered linkway to be re-aligned by the ST, and a re-aligned covered linkway from the bus stop to the POB (indicative only).

INFRASTRUCTURE PLAN

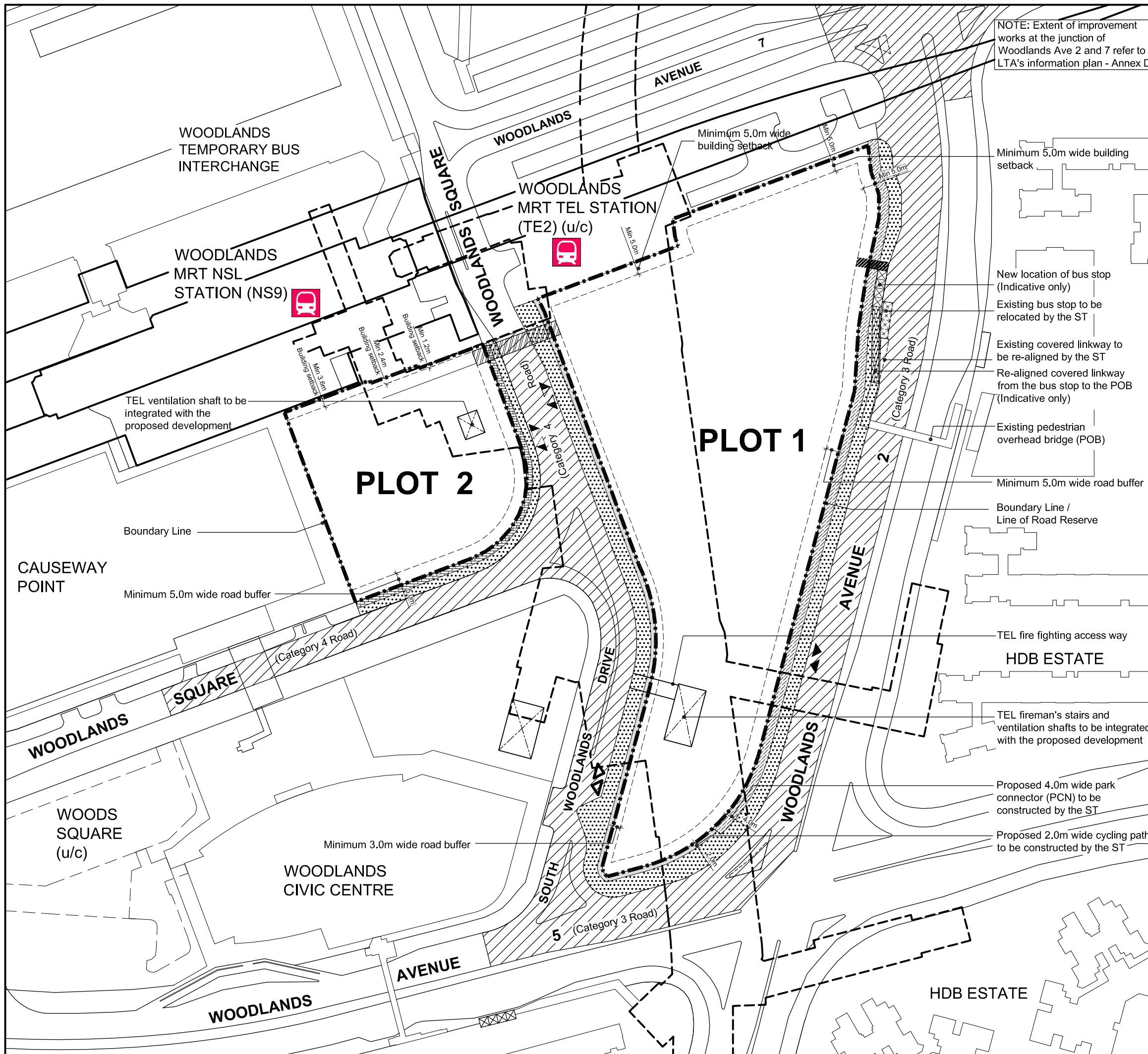
INFRASTRUCTURE PLAN

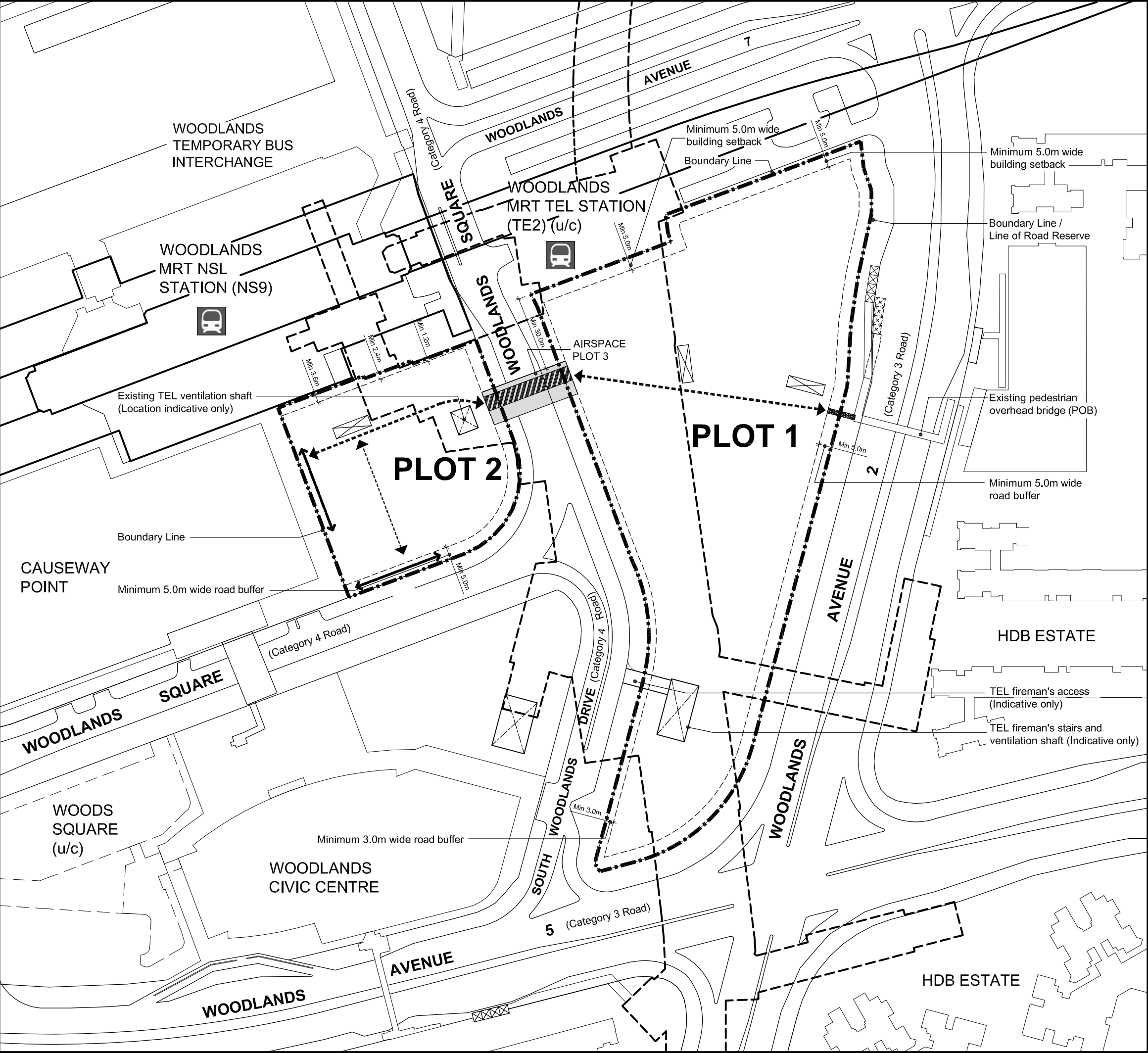
- NOTES:**
- The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.
 - The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.
 - The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.
 - All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE: 1:1500
0 15 30 45 60 m



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





DEVELOPMENT
AT
WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : PLOT 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

SECOND STOREY PLAN

- Boundary Line
- Thomson East Coast Line (TEL)
MRT Station outline (Indicative only)
- Plot 3 - Air space for elevated pedestrian
link (Alignment indicative only)
- Proposed elevated pedestrian link
(Min. 6.0m clear width and Max. 14.0m
external width) with minimum 5.7m
height clearance from the road level
below to be constructed by the
successful tenderer (ST).
(Alignment indicative only)
- Minimum 6.0m clear width pedestrian
walkway within the development
(Alignment indicative only)
- Minimum 3.6m clear width pedestrian
walkway within the development
(Alignment indicative only)
- Knock-Out Panel (KOP) to be located
along the boundary within this zone
at level 2 with clear width to match
width of adjacent walkways
- Connection to existing pedestrian
overhead bridge (POB) to be
constructed by the ST
(location indicative only)
- Barrier-free vertical circulation access
(location and profile indicative only)

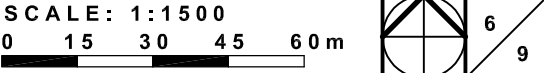
NOTES :

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

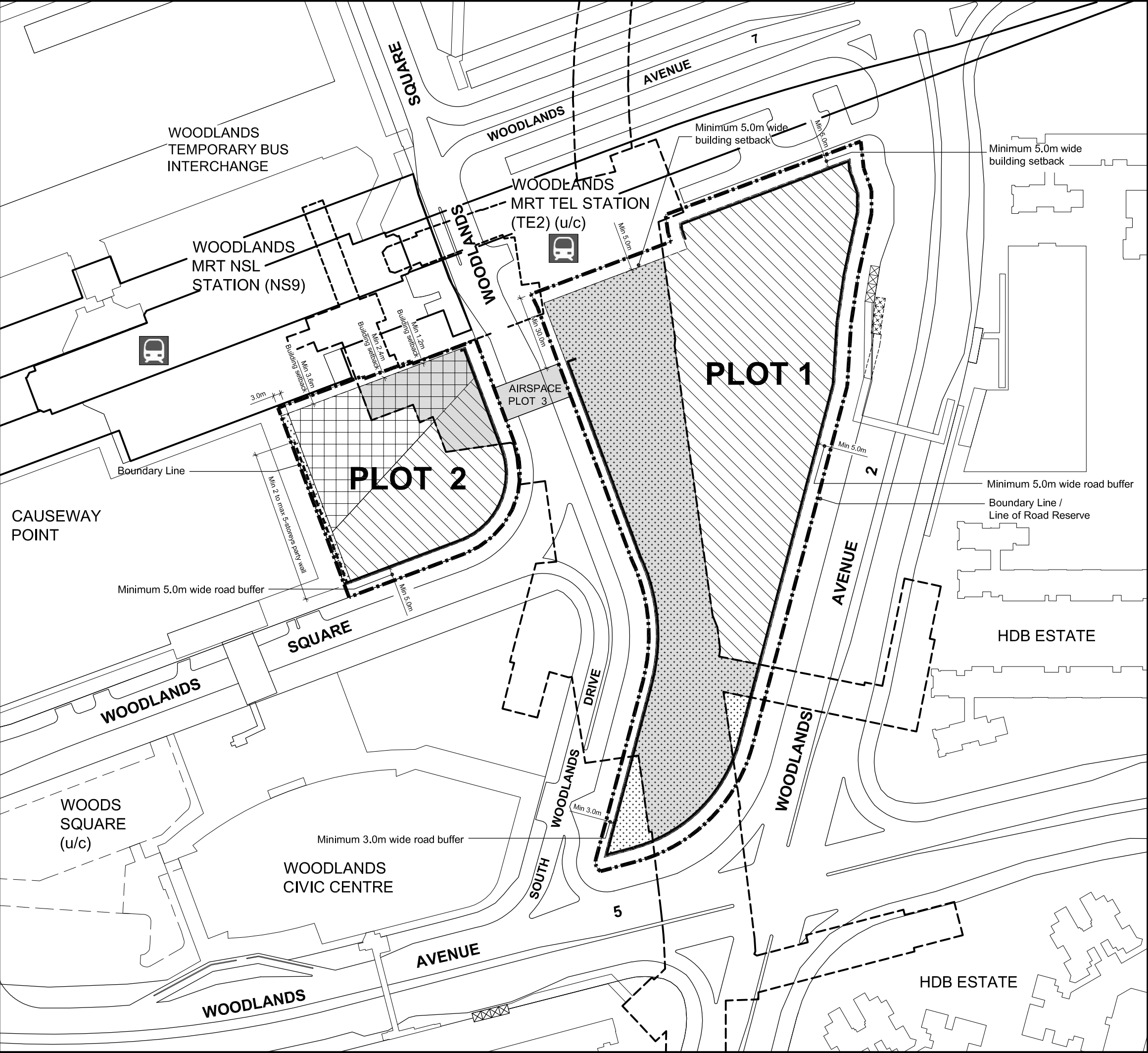
The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.



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



DEVELOPMENT AT WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

BUILDING HEIGHT PLAN

Boundary Line

Thomson East Coast Line (TEL) MRT Station outline (Indicative only)

BUILDING HEIGHT

Low-Rise Zone

Maximum 5-storey height and subject to LTA's loading requirements

Maximum 5-storey height

High-Rise Zone

Maximum 90m SHD and subject to LTA's loading requirements

Maximum 90m SHD

Maximum 100m SHD and subject to LTA's loading requirements

Maximum 100m SHD

BUILDING EDGE

Minimum 2-storey building edge

Min 2 to max 5-storeys party wall

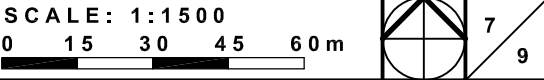
NOTES :

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

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

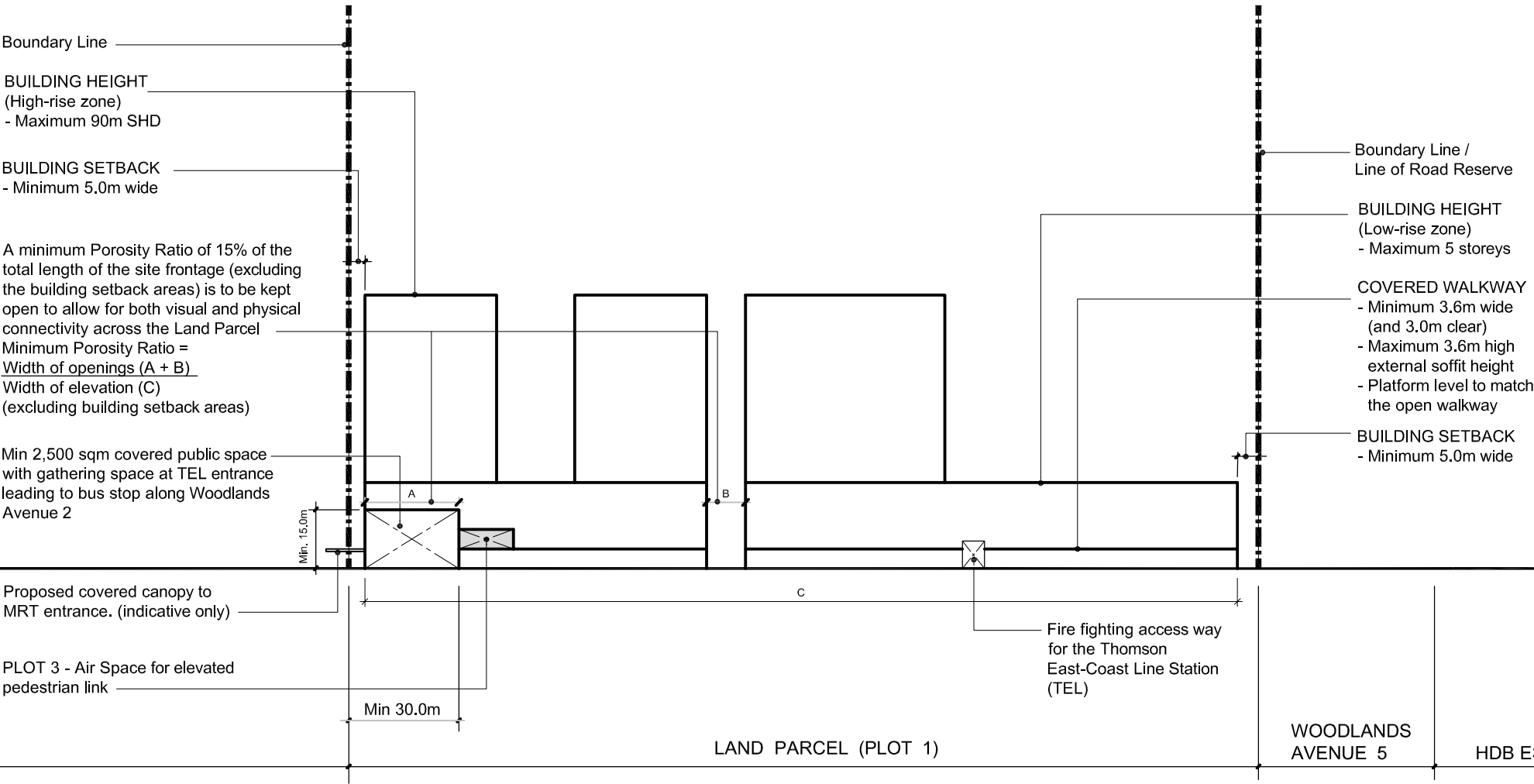


DEVELOPMENT
AT
WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

ELEVATION ALONG WOODLANDS
SQUARE AND SOUTH WOODLANDS
DRIVE FOR DEVELOPMENT ON
PLOT 1



NOTES :

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

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

NOT TO SCALE

8
9



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

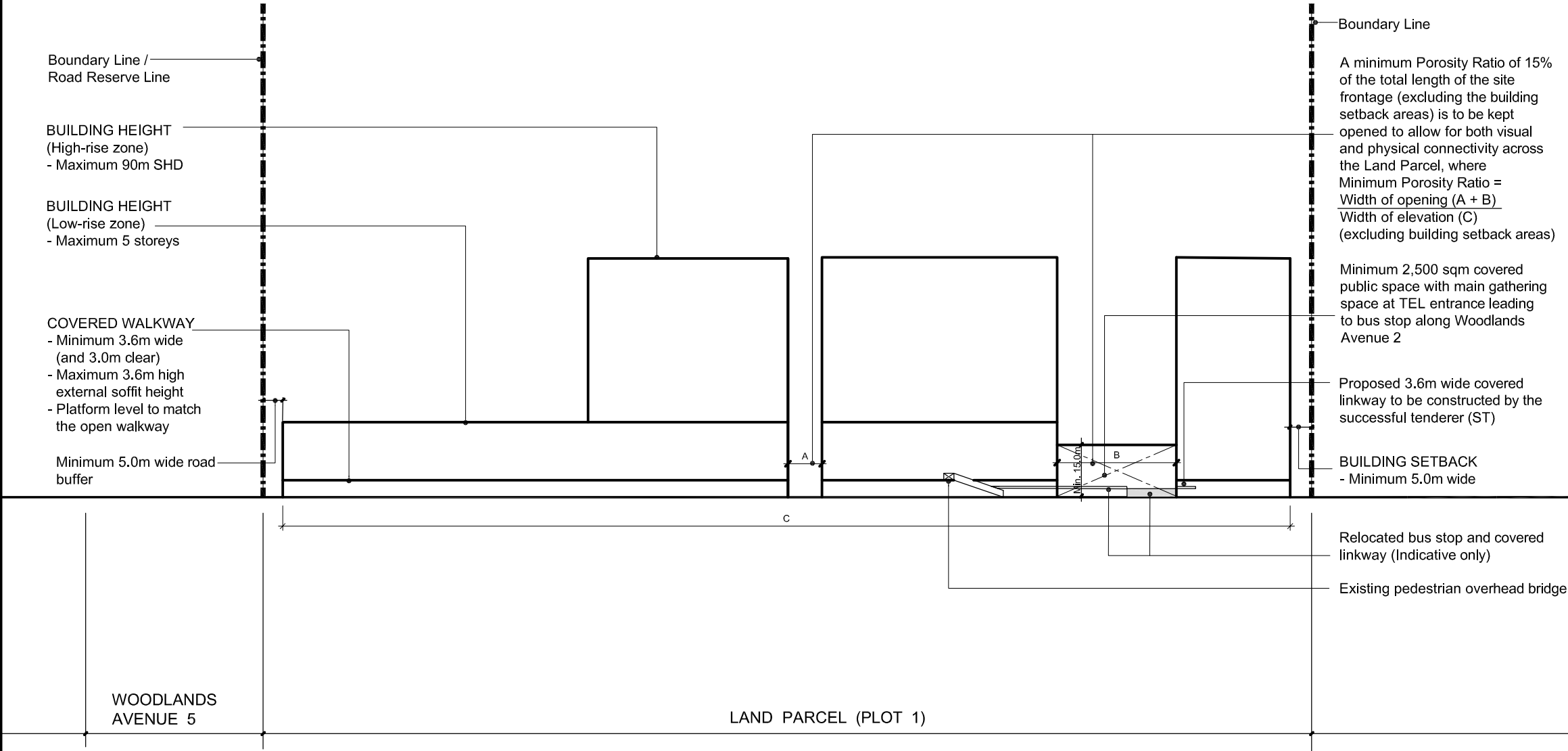
Updated on 15 January 2020

DEVELOPMENT
AT
WOODLANDS AVENUE 2

LAND PARCEL

SITE AREA : Plot 1 : 21,055.7 m²
Plot 2 : 6,450.3 m²
Plot 3 : 746.2 m² (Air Space)
(Subject to Cadastral Survey)

ELEVATION ALONG WOODLANDS
AVENUE 2 FOR DEVELOPMENT
ON PLOT 1



NOTES :

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

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

NOT TO SCALE

9
9



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