

**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT PINE GROVE (PARCEL B)
TECHNICAL CONDITIONS OF TENDER**

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PART I

1.0 GENERAL

- 1.1 The Urban Redevelopment Authority (“the Authority”), acting as agent for and on behalf of the Government of the Republic of Singapore (“the Government”), is inviting offers for lease by tender for the Land Parcel at Pine Grove (Parcel B) (“the Land Parcel”). The lease of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression “the Authority” includes the Government.
- 1.2 The Successful Tenderer shall in addition to the Conditions of Tender observe, and comply with, these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender shall be read in conjunction with the Control Plans provided in the eDeveloper’s Packet.

PART II

2.0 PLANNING CONCEPT

- 2.1 The Land Parcel, bounded by Ulu Pandan Road to the north and Pine Grove condominium to the south, and is designated for residential development within the Bukit Timah Planning Area. It is located within an established private residential that comprises medium-density (GPR 2.1) condominiums.
- 2.2 The Land Parcel is well-served by bus services that ply Ulu Pandan Road and within easy reach of the Ulu Pandan Park Connector and upcoming Clementi Nature Trail, and nearby educational institutions such as Henry Park Primary School, Pei Tong Primary School, and School of Science and Technology, Singapore. It is located in proximity to amenities such as The Clementi Mall and Grantral Mall @ Clementi. Clementi and Dover MRT stations on the East West Line are about 1km away.
- 2.3 The Land Parcel is also well connected to major roads and expressways such as Ayer Rajah Expressway (AYE), Clementi Road, Ulu Pandan Road and Holland Road.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

3.1 A summary of the planning and urban design requirements is set out in Table 1. The detailed planning and urban design requirements are set out in Part IV.

Table 1 – Summary of Planning & Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area	25,039.2 m ²
Land use/ Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for: a. Condominium; or b. Flats; or c. With prior written approval, a combination of flats and strata landed houses. Serviced Apartments will not be allowed.
Permissible Gross Floor Area (GFA)	Maximum GFA: 52,582 m ² Minimum GFA: 47,324 m ² Maximum Residential Dwelling Units (DU) to manage traffic demand in the area : 565 units
Storey (maximum)	Maximum of 24 storeys ⁽¹⁾
Building Height (maximum)	153.0 m SHD ⁽²⁾
Building Setback	Comply with Development Control Guidelines

⁽¹⁾ In line with the prevailing Development Control Guidelines for sites zoned Residential at GPR 2.1

⁽²⁾ Building Height is based on Singapore Height Datum (SHD)

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

- 4.1.1 The Planning and Urban Design Requirements as set out in Part IV are to be read in conjunction with the Control Plans and the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees provided in the eDeveloper's Packet.

Development Control

- 4.1.2 The Successful Tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in the Technical Conditions of Tender.

- 4.1.3 Where applicable, the Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI), together with their development proposal, to the Competent Authority under the Planning Act 1998 at the formal submission stage in compliance with prevailing guidelines and circulars issued by the Competent Authority.

Access into State Land

- 4.1.4 For the purpose of entering State Land to do any works for the purpose of or in relation to the proposed development as may be required under these present Technical Conditions of Tender or Conditions of Tender, the Successful Tenderer shall obtain a Temporary Occupation Licence (TOL) from the Singapore Land Authority (SLA) for use of the State Land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the SLA may determine.

Existing Underground Structures

- 4.1.5 The Successful Tenderer shall be responsible, at his own cost and expense, to carry out his own site investigation to verify whether there is any sub-structure or other obstructions e.g. footings, piles, tree roots, etc. in the ground of the Land Parcel, and ascertain their effect on the proposed development, including the removal of such sub-structure or obstructions, if necessary. The Successful Tenderer shall be deemed to have notice of any sub-structure or other obstructions in the ground of the Land Parcel and shall not raise any objection or requisition whatsoever in respect of any such sub-structure or other obstructions.

Deviations from Planning Requirements

- 4.1.6 The Planning and Urban Design requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a

view to achieving the relevant planning objectives as outlined or indicated in the provisions in this Part. The Successful Tenderer may submit for the Authority's consideration alternative proposal to any such requirements. Where the Authority is satisfied that the alternative proposal will serve to achieve the planning objective relevant to the requirement, the Successful Tenderer may be allowed to adopt such alternative proposal instead; in which event, the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

4.2.1 The Land Parcel is to be developed for Residential development. The maximum permissible Gross Floor Area (GFA) for the proposed development is 52,582 m² and the total GFA to be built is not to be less than 47,324 m². The total number of dwelling units (DUs) for residential use shall not exceed 565 units to manage traffic demand in the area.

4.2.2 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including any additional bonus GFA allowable under the prevailing Development Control Guidelines. Such simulation studies should take into account all relevant considerations including the building height controls and existing ground conditions of the Land Parcel, as well as the possible need to provide basements.

4.3 Building Form and Massing

4.3.1 The building form and massing of the proposed development shall be designed to respond and relate sensitively to the natural topography of the site and the surrounding context.

4.3.2 The overall form is to be well-articulated to maintain visual porosity across the land parcel. Hence, the development shall not create a wall-like effect when viewed from all elevations. Please refer to URA's circular "Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments" dated 4 March 2010.

4.4 Building Height

4.4.1 The proposed development is subject to specific building height controls which are established to guide the proposed development to relate sensitively to the surrounding developments and site context.

4.4.2 The development is subject to a building height control of 153.0 m SHD, or a maximum of 24 storeys, whichever is lower.

4.4.3 All construction equipment and temporary structures, such as cranes, piling rigs, etc., as well as permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are subject to the maximum allowable height control of 153.0 m SHD, and are to comply with the requirements of the relevant Competent Authorities. The successful tenderer shall obtain written approval from Civil Aviation Authority Singapore (CAAS) prior to mobilising and/or installing any construction equipment. In addition, the successful tenderer shall seek clearance from Republic of Singapore Airforce (RSAF) for the use of construction equipment and temporary structures above 120 m SHD.

4.5 Building Setback

4.5.1 The proposed development shall comply with the setback requirements in accordance with the prevailing Development Control Guidelines.

4.6 Building Platform Level

4.6.1 The minimum platform level for the proposed development shall comply with the requirements of the relevant Competent Authority.

4.7 Roofscape and Screening

4.7.1 To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, all service areas, mechanical and electrical (M&E) equipment, water tanks, etc., are to be located within and fully integrated into the building envelope and be visually well-screened from the top and all sides of the proposed development, subject to the prevailing screening guidelines for M&E services.

4.7.2 The performance requirements for the screening of the service areas are as follows:

a. To be screened from the top and on all sides;

b. The spacing between the trellis or louvre elements is to be equal to or less than their depth;

c. The elements are to be orientated to cut off views from the street level and surrounding buildings; and

d. The openings in perforated panels are to be evenly distributed with a porosity (i.e. percentage of void-to-solid) equal to or less than 25%. The width/diameter of the openings shall not exceed 30 mm.

4.8 Vehicular and Servicing Access

Vehicular Access

- 4.8.1 The detailed proposal for the access point and traffic layout plans will be subject to the requirements and approval of the Authority, LTA and the relevant Competent Authorities at the formal submission stage and as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

- 4.8.2 Sufficient service areas, including bin centre, loading / unloading areas, etc., are to be provided within the proposed development to meet the needs of the development.
- 4.8.3 The Successful Tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation, loading / unloading areas) shall be taken from within the proposed development. Service access taken directly from the public roads will not be allowed.
- 4.8.4 All ventilation shafts to the basement levels are to be fully integrated within the overall envelope of the proposed development and visually well-screened, subject to the prevailing screening guidelines for M&E services.
- 4.8.5 All loading / unloading areas are to be designed as sheltered and enclosed to minimize noise generated from the loading / unloading activities and to ensure that there is no conflict between collection of refuse with loading / unloading activities. Loading bay barriers are to be located within the proposed development to prevent traffic queuing from spilling onto the main roads.
- 4.8.6 The Successful Tenderer is encouraged to provide spaces (e.g. temporary parking lots) for food delivery riders using motorcycles or active mobility devices (e.g. bicycles, power-assisted bicycles).
- 4.8.7 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

Location of Bin Centre

- 4.8.8 The bin centre shall be sensitively located within the Land Parcel such that it does not become a nuisance to residents in the surrounding developments.
- 4.8.9 The service driveway for the bin centre is to be fully located within the Land Parcel and its dimensions (e.g. length and width) are to be designed to accommodate all types of service vehicles.

Construction Access

- 4.8.10 Refer to Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the Vehicular Access location(s).

4.9 Car, Motorcycle and Bicycle Parking Provision

- 4.9.1 The Successful Tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and shall be subject to the evaluation and approval of the Authority and other relevant Competent Authorities.

- 4.9.2 In line with Singapore's move towards a car-lite society, the Successful Tenderer shall apply to LTA to provide car parking provision at the lower bound of LTA's Range-based Parking Provision Standards (RPPS).

- 4.9.3 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

4.10 Electric Vehicles (EV) Charging Infrastructure Provision

- 4.10.1 To future-proof new development sites in Singapore, the Successful Tenderer is required to have active and passive provision of EV charging points for the proposed development as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

4.11 Protection of Existing Slopes and Embankments

- 4.11.1 There are existing slopes / embankments along and within the boundaries of the Land Parcel, as shown indicatively in the planimetric survey plan. The Successful Tenderer shall comply with all requirements from the relevant Authorities, if any, if the development works affect any slopes / embankments.

- 4.11.2 Upon being granted possession of the Land Parcel, the Successful Tenderer shall take all necessary measures to ensure the stability of existing slopes / embankments.

- 4.11.3 The Successful Tenderer shall indemnify the State against all claims and / or damages which may arise either directly or indirectly from any instability rendered to the existing slopes / embankments by any cause whatsoever

or by any works carried out by the Successful Tenderer or by his servants and / or agents.

- 4.11.4 The height of any retaining wall shall not exceed 1.5 m. Where terraced retaining walls are proposed to mitigate the level differences, they are to be screened by lush landscaping. Retaining walls highly visible from the street should be avoided

4.12 Barrier-Free Accessibility to the nearest Bus Stop and Elevated Link to Pedestrian Overhead Bridge

- 4.12.1 There is an existing Barrier-Free Accessibility (BFA) ramp along Ulu Pandan Road leading down from the Pedestrian Overhead Bridge. To ensure that visual amenity in the area is not compromised, additional set of ramps fronting Ulu Pandan Road to bridge the level differences between the Land Parcel and the road sidewalk will not be allowed.

- 4.12.2 As the Land Parcel is in close proximity to the existing Pedestrian Overhead Bridge along Ulu Pandan Road, the Successful Tenderer may wish to provide a direct connection to the existing Pedestrian Overhead Bridge via an elevated barrier-free link ("elevated link") at the location as shown indicatively on the Control Plan.

- 4.12.3 If the elevated link is proposed, the Successful Tenderer will have to apply to SLA for the direct alienation of airspace, along with the setting-out plan and a processing fee of \$1,000 (inclusive of GST). The Successful Tenderer shall be granted a lease for such part of the airspace within which the elevated link is built for a term commencing from and on such date as the Authority may determine and expiring on the same date as the Land Parcel lease at a sale price to be determined by the Chief Valuer appointed by the President of Singapore under Section 3 of the State Lands Act 1920. The airspace is estimated to contain the area of 3.6 m² (horizontal cross-sectional area). The exact location, boundary and horizontal cross-sectional area of the airspace to be leased to the Successful Tenderer shall be subject to cadastral survey by the Successful Tenderer.

PART V

5.0 OTHER REQUIREMENTS

5.1 Public Communications Plan

- 5.1.1 The Successful Tenderer is required to carry out a public communications plan as part of efforts to keep the local community informed of the development plans for the Land Parcel.

- 5.1.2 The local community is defined as:

- a. All residents of HDB flats, private condominiums / flats and landed houses;
- b. Management Corporation Strata Title (MCST) Committee of private residential developments and Neighbourhood Committees; and
- c. Administration of schools and other institutions; that fall within a 100m (approximate) radius of the Land Parcel.

In addition, it shall include the local Member of Parliament (MP), Constituency Director of the Constituency and General Manager of Town Council.

Stage 1: Prior to submission of application for Written Permission

5.1.3 Prior to the erection of any hoarding or commencement of any clearance and / or tree-felling on the Land Parcel, the Successful Tenderer shall distribute flyers to the local community containing the following information and ensure this information are accurately presented:

- a. Project information (e.g. type of development, number of units, storey height, vehicular access);
- b. Location map showing hoarding, construction access etc;
- c. Infrastructure works to be carried out and removal of existing facilities
- d. Key milestones in the construction programme [e.g. site clearance, hoarding works, commencement and duration of piling works, expected date of issuance of Temporary Occupation Permit (TOP)];
- e. Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
- f. Contact details of the Successful Tenderer for the community to highlight issues such as noise and dust arising from the construction activities, and to provide feedback on the proposal; and
- g. The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

5.1.4 Prior to the distribution of the flyer, the Successful Tenderer shall ensure that information as outlined in Condition 5.1.3 are included in the flyer and inform the Authority on the distribution date with a copy of Form A (as shown in Annex A) and flyer.

5.1.5 After the distribution of the flyers, the Successful Tenderer shall submit to the Authority a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 5.1.3 have been complied with. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the submission of an application to the Competent Authority under the Planning Act 1998 for Written Permission (“development application”) for the proposed development on the Land Parcel. The Successful Tenderer shall not submit any development application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.

- 5.1.6 Upon receiving the Authority's written consent, the Successful Tenderer may proceed with the erection of hoarding, on which the contact details of the Successful Tenderer and the hotline numbers of the relevant departments in BCA, NEA and MOM shall be prominently displayed.

Stage 2: Prior to resubmission of application for Written Permission

- 5.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act 1998, the Successful Tenderer shall distribute additional flyers to the local community containing detailed information on the proposed development. The information to be provided shall include those stated in Condition 5.1.3 as well as (but not limited to) the following:
- a. Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits etc; and
 - b. Indicative timeframe for the community to respond to the proposal, which shall be at least 2 weeks from the date the flyers are distributed.

The Successful Tenderer is required to submit a copy of the flyer for the Authority's approval before distributing it to the local community.

- 5.1.8 At least 2 weeks after the date of distribution of flyers, the Successful Tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 5.1.7 have been complied with and detailing the preliminary feedback received from the local community for the Authority's information, if any. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the resubmission of the application subsequent to the Provisional Permission granted by the Competent Authority under the Planning Act 1998, which shall be made no earlier than 3 weeks from the date the flyers are distributed. The Successful Tenderer shall not resubmit any application without the prior written consent of the Authority as mentioned above.
- 5.1.9 The Successful Tenderer shall include a duly completed Form D (as shown in Annex D), which is a final collation of the feedback received on the proposed development, if any, as part of the resubmission application. The developer shall explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.
- 5.1.10 The Successful Tenderer shall not commence structural works until the Authority has given written consent for the Successful Tenderer to proceed to apply to BCA for the permit to commence structural works or has granted Written Permission under the Planning Act 1998.

5.2 Site Works

- 5.2.1 Clearance from SLA, URA, LTA, NParks and the relevant Competent Authorities shall be obtained prior to commencement of any construction works affecting State Land. All State Land affected by the construction works associated with the proposed development on the Land Parcel shall be reinstated to the requirements and satisfaction of SLA, LTA, NParks and the relevant Competent Authorities upon completion of the works.
- 5.2.2 During the construction period, all construction works are to be hoarded up and visually screened at all times. Any inconvenience and disturbance to the adjacent developments shall be minimised and pedestrian access along all existing sidetables outside the site boundary shall be maintained at all times.

5.3 Prefabricated Prefinished Volumetric Construction (PPVC)

- 5.3.1 For the purpose of adopting the PPVC method of construction, the Successful Tenderer is required to set aside some space within the Land Parcel for storage and/ or holding area for PPVC modules. No additional space outside the Land Parcel will be granted on TOL basis for this purpose.



FORM A

PUBLIC COMMUNICATIONS PLAN

Details of Developer Company Name:		To: Group Director	INSTRUCTION: This form is to be duly completed and submitted to the Authority prior to distribution of the Stage 1 flyer.
Address:		Land Sales & Administration Urban Redevelopment Authority	
Tel no:		45 Maxwell Road	
Email:		The URA Centre	
		Singapore 069118	
Parcel Reference Number: _____			
Proposed Development: _____			
Lot/Parcel Reference: _____ TS/MK: _____			
Key milestones (Refer to Condition 5.1 of the Technical Conditions of Tender)			Proposed date of commencement*
1.	Send Stage 1 flyer to local (MP)		(dd/mm/yy)
2.	Distribution of Stage 1 flyer containing brief project information and contact details of parties specified		
3.	Submission of Form B		
4.	First submission of development proposal		
5.	Erection of hoarding and site clearance		
6.	Obtain grant of Provisional Permission		
7.	Send Stage 2 flyer to local (MP)		
8.	Distribution of flyers containing detailed project information		
9.	Submission of Form C		
10.	Submission of Form D		
11.	Construction schedule a) Piling b) Sub-structure c) Superstructure d) M&E works e) Finishes		
Name, Designation & Signature of Developer's representative			

* *The Authority shall be kept informed of any changes to the public communications plan.*

The Successful Tenderer shall ensure the minimum periods stated below are adhered to:

NO	KEY MILESTONES	MINIMUM PERIOD
1	a) Item 1 (Send Stage 1 flyer to local MP) and Item 2 (Distribution of Stage 1 flyer); and b) Item 7 (Send Stage 2 flyer to local MP) and Item 8 (Distribution of Stage 2 flyer)	1 week
2	Item 2 (Distribution of Stage 1 flyer) and Item 3 (Submission of Form B)	1 week
3	Item 4 (First submission of development proposal) and Item 8 (Distribution of Stage 2 flyer)	6 weeks
4	Item 8 (Distribution of Stage 2 flyer) and Item 9 (Submission of Form C)	2 weeks
5	Item 8 (Distribution of 2nd flyer) and Item 10 (Submission of Form D)	3 weeks
6	Item 10 (Submission of Form D) and item 11(a) (Commencement of piling)	4 weeks



FORM B

DECLARATION BY THE DEVELOPER (PRIOR TO APPLICATION FOR WRITTEN PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to submission of an application to the Competent Authority under the Planning Act 1998 for Written Permission.

If the written consent of the Authority is not submitted together with the development application to the Competent Authority, the development application will be returned.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number: _____

Proposed Development: _____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.3 of the Technical Conditions of Tender, flyers containing brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Signature:

Date:

* Local community is defined and includes the parties specified in Condition 5.1.2 of the Technical Conditions of Tender.



FORM C

DECLARATION BY THE DEVELOPER

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to resubmission of development application and no later than 2 months after the grant of Provisional Permission. Upon confirming that the form is in order, the Authority will give written consent for you to proceed with the resubmission of the development application, which shall be made no earlier than 3 weeks from the date the flyers were distributed. If the written consent of the Authority is not submitted together with the resubmission of the development application, the development application will be returned.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number: _____

Proposed Development: _____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.7 of the Technical Conditions of Tender, flyers containing detailed information on the development project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Details of preliminary feedback received from the local community (if any):**

- 1)
- 2)
- 3)
- 4)

Signature:

Date:

* *Local community is defined and includes the parties specified under Condition 5.1.2 of the Technical Conditions of Tender.*

** *This should include all feedback received up to the point of the submission of this form. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form C.*



FORM D

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:	
This form is to be duly completed and submitted to the Competent Authority as part of the resubmission of the development application subsequent to the grant of the Provisional Permission.	
Details of Developer	To:
Company Name:	Group Director
Address:	Development Control
Tel no:	Urban Redevelopment Authority
Email:	45 Maxwell Road
	The URA Centre
	Singapore 069118
DC Reference: _____	
Submission Number: _____	
Proposed Development: _____	
Lot Number: _____	
I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.9 of the Technical Conditions of Tender, the table below has included all feedback that has been received from the local community, up to the date of this resubmission of the development application.	

Feedback received from the local community and how the development proposal has sensitively addressed the feedback raised**:

Feedback Received from Local Community	Proposed Measures to Address the Feedback
1)	1)
2)	2)
3)	3)
4)	4)
Signature:	Date:

* *Local community is defined and includes the parties specified under Condition 5.1.2 of the Technical Conditions of Tender.*

** *This must include all feedback received up to the point of this resubmission of the development application. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form D.*