

Orchard Road Development Commission
c/o Development Control Group
Urban Redevelopment Authority
45 Maxwell Road #11-00
Singapore 069118
Tel: 6223 4811



PROPOSAL FOR DELIBERATION BY THE ORCHARD ROAD DEVELOPMENT COMMISSION (ORDEC)

Please specify the planning parameter(s)[#] to be considered by the ORDEC:

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.....
.....

PART I PARTICULARS OF DEVELOPMENT

1 Description of proposal

Please see the explanatory notes on the submission of outline application for ORDEC'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 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 FOR DELIBERATION BY THE ORDEC

S/N	Item	Yes	No
1	Form DC/ORDEC duly completed and signed by the applicant(s).		
2	1 set of plans in 'A' series <i>(See Para 3 of the explanatory notes)</i>		
3	a) A massing model <i>(See Para 3 of the explanatory notes)</i>		
	b) The massing model shows the proposed building in relation to the surrounding developments.		
	c) The massing model of the subject development is detachable from the base of the model. (This is to facilitate evaluation of the subject development relative to its surrounding)		
	d) A 3D digital textured model of the subject development, in any of the following formats: .max, .3ds, .skp, or .fbx.		
4	Other supporting documents, materials and/or relevant information <i>(See Para 3 of the explanatory notes)</i>		
5	Detailed write-up outlining grounds of request for deviation from planning parameter(s) <i>(See Para 4 of the explanatory notes)</i>		

Notes:

1. Please tick every item in the appropriate column and do not leave any columns blank.
2. If the ORDEC 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.

FOR OFFICIAL USE:

This is a DC/City case

Officer-in-charge / date

Processing Fees Paid : \$25,466/-(\$23,800/- plus 7% GST)

Receipt No / Date: _____ Cashier : _____

(Signature)

EXPLANATORY NOTES TO FORM DC/ORDEC

1 What May be Considered by the ORDEC

The following planning parameters can be considered by the ORDEC:

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

2 When to Submit a Proposal

A submission for consideration by the ORDEC 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 be accompanied by a set of plans that include the following:
 - i) Site plan, 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 by the ORDEC.

- d) A 1:400 scale massing model and a 3D digital textured model are also required. In addition, the ORDEC may require, at its discretion, the applicant to provide additional materials such as larger scaled models, or material sample boards, if these are necessary for its evaluation of the proposal.
- e) The submission of the massing model shall be made within 2 days from the date of submission of the application form. DCD of URA will liaise with the applicant on the necessary arrangements for the submission of the model. All other requisite materials and information shall be submitted as part of the EDA submission.
- e) The form must be duly completed and signed before the proposal is submitted at Customer Service Centre, Urban Redevelopment Authority, 45 Maxwell Road, 1st Storey, Tower, The URA Centre, Singapore 069118.
- f) Other materials, documents or information, e.g. detailed 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.

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, 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:

Design Concept

- i Description of the key architectural and urban design concepts
- ii Description of any particular aesthetic, creative or technical qualities in design, construction technology or use of materials

Community contributions and benefits

- iii Provision of public spaces& public art, events & performing art venues, improvements to the pedestrian and transport networks, or other facilities that benefits the community
- iv Itemised cost of construction for community facilities

Business Concept & Economic Development Benefits

- v Description of mix of uses, product concepts and experience offered to end-users
- vi Spill-over of activities to surrounding developments or public spaces
- vii Business strategy, including plans or programmes, marketing and educational activities, that will be conducive to the sustainability of the business concept
- viii Value of investments
- ix Projected patronage (distributed by local and foreign visitor targets)
- x Creation of new job opportunities

Project viability and sustainability

Information to demonstrate that the proposed deviation from current planning parameters is crucial to its business and financial viability and sustainability. This could include the following:

- xi Distribution of GFA for various uses showing the estimated revenues and cash in-flow forecast for each component
- xii Detailed development costs including land price, professional fees, building and fitting up costs, the projected development period
- xiii Annual running costs such as operating and maintenance expenditures
- xiv Financial analyses of the development proposals with details such as Internal Rate of Return and Net Present Value
- xv Assumptions used in the business model estimation such as weighted average cost of capital etc

d) Conclusion

Please summarise the key issues for the ORDEC's consideration.