

SUBMISSION REQUIREMENTS FOR LANDSCAPE REPLACEMENT POLICY

1 For Provisional Permission / Written Permission

- a. Development Application submission for Provisional Permission / Written Permission should include a landscape proposal, relevant plans, cross sections and perspectives with the following details (See Appendix 3-1 for example of a Landscape Plan):
 - i. Declaration of the overall Landscape Replacement Areas and softscape areas for the entire development and for each landscape plan;
 - ii. Layout of the softscape and hardscape areas, clearly indicating all items that cannot be counted as Landscape Replacement Area, e.g. structure, key circulation, etc.;
 - iii. Annotation of the 45-degree line;
 - iv. Schedule of proposed planting species and paving materials, with separate indication of plant species that are proposed outside the 45-degree line;
 - v. Annotations in the landscape plans to show the proposed planting species and paving materials corresponding to the schedule and the proposed uses e.g. Swimming Pool, BBQ Area, etc.;
 - vi. Sections showing the depth of all the proposed planting beds for Landscape Replacement Areas;
 - vii. Artist impressions or perspectives should incorporate and reflect the proposed plant species and spatial quality of the space; and
 - viii. Short statement explaining the proposed irrigation and maintenance for the permanent planting.
- b. Please label and package the landscape plans and sections separately from the rest of the plans.
- c. Please place the softscape and hardscape areas into separate AutoCAD layers in the landscape plan.

- d. For guidelines on the GFA exemption for Planters, Sky Terraces, Covered Communal Ground Gardens, and Communal Landscape Areas on the 1st Storey, please refer to the following:
 - i. New GFA Exemption for Covered Communal Ground Gardens (<http://www.ura.gov.sg/uol/circulars/2014/jun/dc14-15.aspx>);
 - ii. Revised Gross Floor Area (GFA) exemption guidelines for Communal Planter Boxes (<http://www.ura.gov.sg/uol/circulars/2014/jun/dc14-16.aspx>);
 - iii. DC handbook on Gross Floor Area for Sky Terraces, Communal Landscape Areas on the 1st Storey, and other relevant guidelines. (www.ura.gov.sg/circulars/text/dchandbook.html)

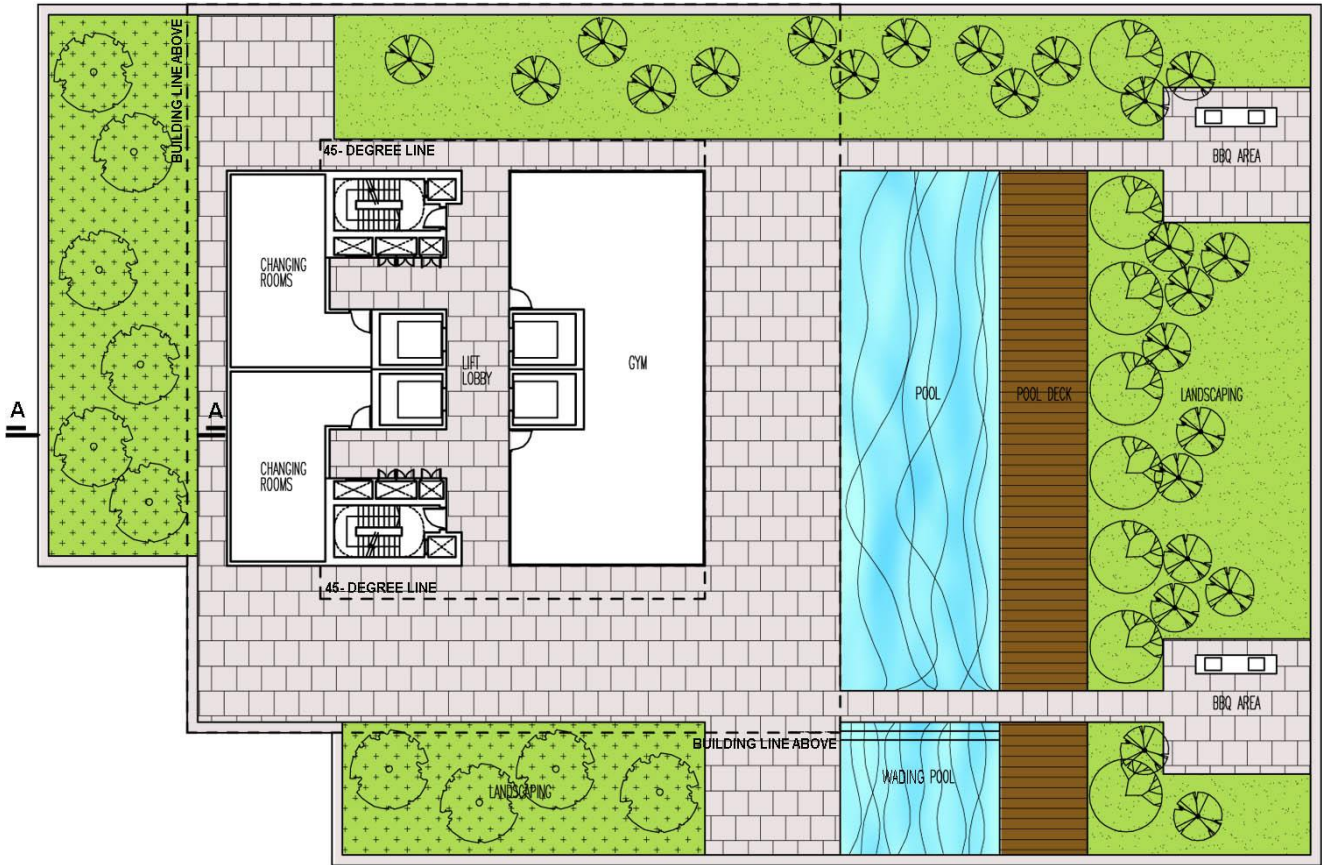
2 For Clearance of Completed Works (Where relevant)

- a. The Landscape Replacement Areas shall be implemented according to the approved plans, and verified and endorsed by URA. Where relevant, URA's Clearance of the completed Landscape Replacement Areas is required before the Commissioner of Building Control issues the Temporary Occupation Permit (TOP), or Certificate of Statutory Completion (CSC) (when TOP is not required). The building owner is to submit confirmation of the completed works to URA to seek Clearance of the completed Landscape Replacement Areas. The standard processing time to evaluate and approve a complete and compliant submission will require up to 4 weeks. Please note that a longer processing time may be required if the submission is incomplete or not in order. The Applicant should ensure that sufficient lead time is given to secure the Clearance prior to applying to the Commissioner of Building Control for TOP/CSC.
- b. In your submission, please include accurately labelled photographs (in pdf file format) showing the completed Landscape Replacement Areas. URA will evaluate the photographs submitted and, if necessary, arrange for a site inspection before issuing the Clearance for the completed works.
- c. Applicants are also required to declare upfront to the Commissioner of Building Control at the point of application for TOP or CSC (when TOP is not required), that URA's Clearance is required for Landscape Replacement Areas before issuance of TOP, or CSC (when TOP is not required).

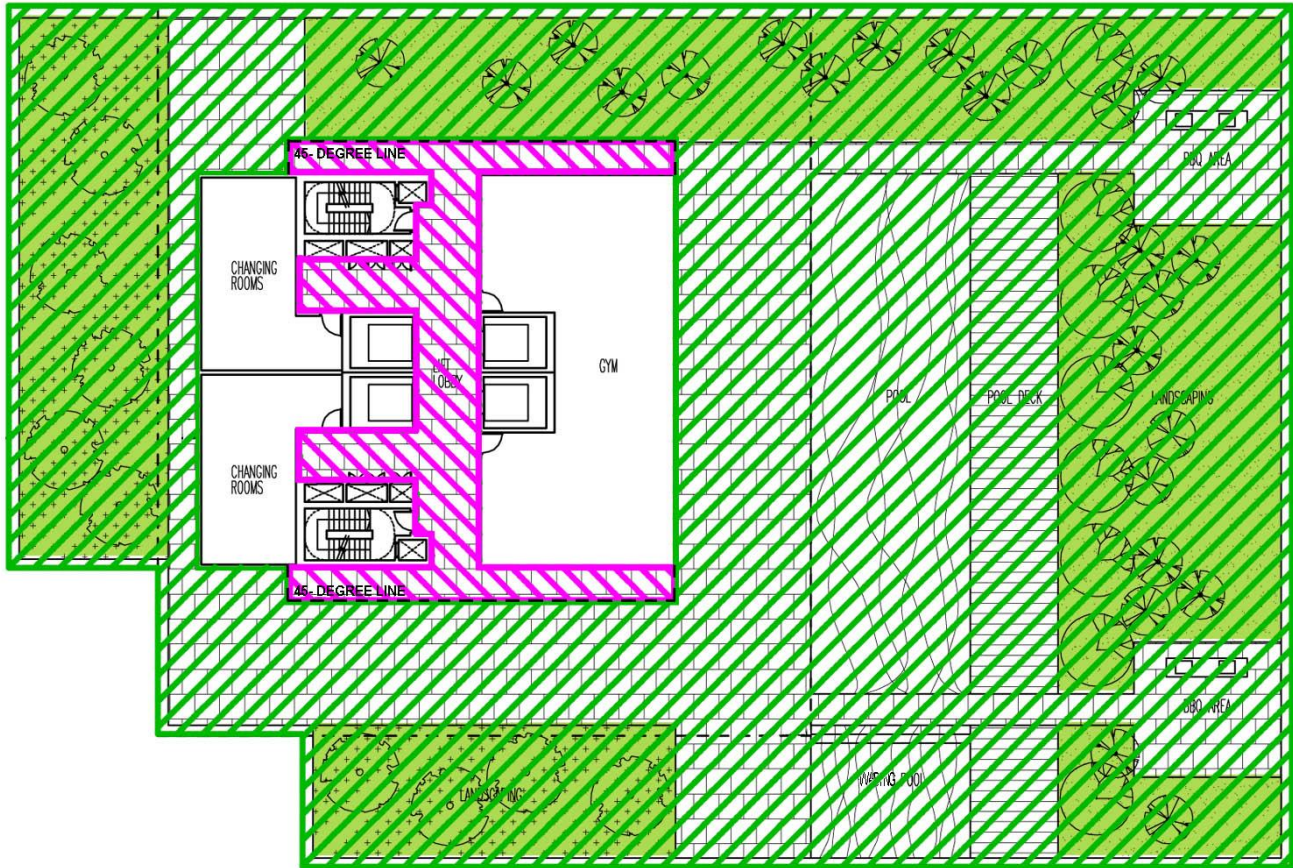
EXAMPLE OF LANDSCAPE PLAN AND INFORMATION REQUIRED

(In this simulated example, the development provided Landscape Replacement Areas on the 1st, 5th and 15th Storeys. The plans below are the sample landscape plans for the 5th storey landscape replacement area.)

5TH STOREY LANDSCAPE PLAN (To Indicate Scale)



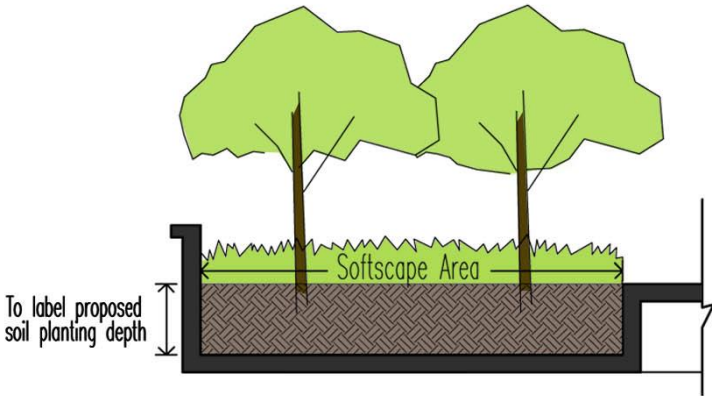
(To show areas computed as Landscape Replacement Area and Softscape Area on the 5th Storey) (To indicate scale)



SCHEDULE OF PROPOSED PLANTING SPECIES AND PAVING MATERIALS

LEGEND	DESCRIPTION	PHOTOGRAPH	SOIL DEPTH (MM)	TERMINAL HT (MM) where applicable	CANOPY DIAMETER (MM) where applicable
	Tree – (Name of Proposed Tree Species)				
	Tree – (Name of Proposed Tree Species)				
	Palm – (Name of Proposed Palm Species)				
	Shrub – (Name of Proposed Shrub Species)				
	Ground Cover – (Name of Proposed Ground Cover Species)				
	(Description of Paving Material)				
	(Description of Paving Material)				

EXAMPLE OF A SECTION THROUGH A PLANTING BED (SECTION A-A)
(To Indicate Scale)



MAINTENANCE & IRRIGATION PROPOSAL FOR THE PERMANENT PLANTING
(Insert short statement here)

DECLARATION OF LANDSCAPE REPLACEMENT AREA AND SOFTSCAPE AREA ON THE 5TH STOREY

CALCULATION OF LANDSCAPE REPLACEMENT & SOFTSCAPE AREA FOR 5TH STOREY		AREA (M2)
Landscape Replacement Area	(Open to the Sky or within 45-degree line) + (Residual area must meet prevailing sky terrace guidelines on additional residual GFA to be computed as landscape replacement)	
Softscape Area		

DECLARATION OF OVERALL LANDSCAPE REPLACEMENT AREAS & SOFTSCAPE AREAS
(To be shown on site plan)

CALCULATION OF TOTAL LANDSCAPE REPLACEMENT AREA & SOFTSCAPE AREA FOR ENTIRE DEVELOPMENT (This table to be shown on Site Plan)		AREA (M2)
Total Landscape Replacement = Landscape Replacement Area on the 1st storey + 5th storey + 15th storey		≥ Devt Site Area
Total Softscape Area = Softscape Area on the 1st storey + 5th storey + 15th storey		≥ 40% of Devt Site Area