**Development Statement of Intent (DSI)**

The purpose of a Development Statement of Intent (DSI) is to explain the design concept and the compatibility of a proposed development plan or scheme with its surrounding context. This provides an avenue for applicants to justify their design concept and provide information which will assist planners in better understanding and evaluating proposals upfront.

***When is the DSI required?***

The DSI should be submitted for DAs that meet the following criteria:

1. Proposals (including Outline Applications) involving deviations from the macro planning parameters (allowable land use, plot ratio, building height or building form);
2. New erection or redevelopment proposals located within the Central Area and key growth areas (see Appendix 2);
3. Proposals involving a new erection or intensification (increase in GFA) for the following uses:
4. Hospitals
5. Places of Worship
6. Welfare Homes
7. Funeral Parlours
8. Nursing Homes, Home for the Aged, Home for the Disabled
9. Drug Rehabilitation Centres / Halfway Houses / Reformative Centres;
10. New erection or redevelopment proposals for large developments with a site area of at least 20,000m2 or a proposed GFA of 50,000m2 or more

The DSI requirement may also be imposed in cases where more information is required in order for URA to better understand and evaluate the application.

***What information should be included in the DSI?***

The DSI should include an assessment of the site’s immediate and wider context, a detailed explanation on the design principles, and how the proposed use or uses, development intensity, building height, building form and layout relate to the surrounding area.

It should also identify existing concerns and potential disamenities, and propose mitigating measures which will be taken to address these issues.

The template for the DSI is found in Appendix 1. Form A should be filled in for all cases that require the submission of the DSI. In general, the length of the DSI in Form A should be no longer than 2 pages, but may be longer for complex cases.

For cases sited within areas in Appendix 2, Form B should also be filled in.

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**DEVELOPMENT STATEMENT OF INTENT – FORM A**

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| In the following space, please:   * Describe the proposal and how it relates to the surroundings * Identify existing issues in the area (e.g. traffic constraints, lack of parking) and potential disamenities arising from the proposal * Explain what mitigating measures will be undertaken to address these issues * If waivers are requested, explain the reasons for the deviations and justify why they deserve special consideration.   You may also wish to provide photos of the existing site and the immediate vicinity to support your statement. |
|  |

**DEVELOPMENT STATEMENT OF INTENT – FORM B**

**(To be submitted for sites within areas listed in Appendix 2)**

|  |  |
| --- | --- |
| **ARCHITECTURAL** | |
| 1. | Please describe the design concept and the physical attributes of the building design in relation to its form, massing, colour and materials. |
| **URBAN DESIGN** | |
| 2. | Pedestrian Network  What is the contribution of your proposal (if any) to the streetscape in terms of landscaping, pedestrian shelter (connection to adjacent developments, etc), circulation and comfort? |
| 3. | Access  Please explain how your proposal integrates existing / potential access points (e.g. taxi stand, MRT Stations, vehicular ingress/egress, etc) and ensures that they are designed to be pedestrian-friendly and minimise pedestrian and vehicular conflict. |
| 4. | Streetscape  Please explain the contribution and impact of your proposal to the creation of an attractive streetscape with respect to the proposed façade treatment, landscaping and pedestrian linkage, etc. |
| 5. | Public Space  How does the proposed public space(s) contribute to the public’s enjoyment of the city in the form of views, activities and/or events? |
| 6. | Roofscape  How does the roof’s design and its articulation contribute to a varied and interesting roofscape and skyline, when it is viewed from the street or from surrounding developments? |
| 7. | Night Lighting (*For developments where night lighting is mandatory, and/or where it is provided as part of the overall building design)*  Please explain your proposed lighting concept and how it can enhance appreciation of the building and the city at night. |
| 8. | Programming  Please describe the programming mix for the proposal and how they can help to enliven the built environment and contribute to the variety of uses within the vicinity. |

Forms A and B must be submitted for all new erection or redevelopment proposals located within the following areas:

**Central Area** (see map in Annex A)

* Rochor
* Newton\*
* Orchard
* Singapore River
* River Valley\*
* Museum
* Outram
* Downtown Core
* Straits View
* Marina East
* Marina South

**Key Growth Areas** (see maps in Annex B)

* Jurong Lake District
* Kallang Riverside
* Paya Lebar Central
* Novena
* Woodlands Regional Centre

\* Excludes pure residential developments in these Planning Areas

**ANNEX A – MAP OF THE CENTRAL AREA**

**ANNEX B – MAPS OF KEY GROWTH AREAS**